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CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 12, 1975, in the Council Chamber, commencing at 9.30 a.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Rankin,  
Sweeney and Volrich.

ABSENT: Alderman Bird.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT the Minutes of the Special Council (Public Hearing) of July 22, 1975, be adopted and the Minutes of the Regular Council Meeting of July 29, 1975 (with the exception of the 'In Camera' portion) be adopted after amending Clause (b) in Alderman Harcourt's resolution on page 1 re Ground Leases - False Creek, to read:

'(b) each of the sponsors having executed an agreement to lease, OR  
each of the sponsors having filed with the City  
an appropriate letter of intent to lease.'

(Underlining denotes  
amendment)

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND MANAGER'S REPORTB. Van Dusen Botanical Display  
Garden - Operating Budgets.

At this point in the proceedings Council heard representation from the Park Board (Commissioner Gibson) and from the Botanical Gardens Association (Dr. Turnbull) speaking in respect of Van Dusen Botanical Display Garden and its proposed budget, as referred to in the City Manager's report of August 8, 1975. Commissioner Gibson referred to the successful operation of Butchart Gardens and stated a preference for alternative "C" in the Manager's report. Commissioner Gibson was of the opinion that if the Gardens are fully developed they will be self-supporting within five years.

Dr. Turnbull filed a brief dated August 8, 1975, giving the background and details of the Association, including information on fund-raising projects. It was stated in the brief that the Gardens, within a few years, will be self-supporting.

The Council then considered the following City Manager's report of August 8, 1975:

" City Council on July 29th. passed the following motions while dealing with a report on the 1975 Operating Budget for the Van Dusen Botanical Display Gardens:

" That this whole matter be referred to the City Manager to discuss with the Park Board the costs involved in operating Van Dusen Gardens on the basis of a park with no fee to be charged;

Further That the City Manager, in consultation with the Director of Legal Services also report on prior commitments made by Council in respect of the property;

And Further That when the matter is again considered by Council the Park Board and the Botanical Gardens Association be given the opportunity of addressing Council. "

As requested by City Council, a meeting was held with members of the Park Board, staff and City Officials to discuss the above recommendations of Council.

This report, resulting from the discussions held, is forwarded to Council in the following format:

- I - Prior commitments in respect to the property
- II - Park with no fee to be charged
- III - Alternative financing option
- IV - Summary and Consideration

I. Prior Commitments in Respect to the Property

This item is dealt with in the first instance as it has a bearing on the total subject. Basically, the City is committed to a 'Botanical Display Garden' on this site and therefore a 'park' is not an alternative.

The Director of Legal Services advises that a review of the agreements between the various parties - Vancouver Foundation, Provincial Government, Canadian Pacific Railway and the City - all contain references to use as a Botanical Display Garden. One of the sections is quoted herewith:

- "6. The City shall, immediately following conveyance by or on behalf of the company to the City of Parcel B, place the Botanical Display Garden site in the care and custody of the Vancouver Board of Parks and Public Recreation for the purposes of developing and maintaining a Botanical Display Garden for the use and enjoyment of the public. "

City Council, at its meeting of January 6, 1971, approved the financing contract, which contained the above quotation. The agreement for sale contract between the above mentioned parties and the Canadian Pacific Railway contains similar covenants and was approved by Council at the same time. City Council was advised in the report that the contract and agreement contained covenants by the City that the property would be developed and maintained as a Botanical Display Garden.

Cont'd....

DELEGATIONS AND MANAGER'S REPORT (Cont'd)Van Dusen Botanical Display  
Garden - Operating Budgets (Cont'd)II. Park with No Fee to be Charged

Since Council is committed to provide a Botanical Display Garden on the site, then it is assumed that the only costs that could be forwarded in response to Council's request is a minimum (Level III) budget that may meet the requirements of the legal commitment. (Level III refers to the lowest level of operating and maintenance as proposed in the program plan and budget prepared by the Board of Parks and Recreation.) The estimated costs and revenues for Level III, along with the comments from the Park Board staff on the level of services that would be provided are summarized as follows with the comparative figures for the Level II - Recreation and Level III education previously forwarded to Council. (Details are attached as Appendix I (Level III) and Appendix II (Level II-III):

With Admission Fee

|                               | Level III<br>(Appendix I) | Comparative<br>Level II-III<br>(Appendix II) |
|-------------------------------|---------------------------|--|
| Salaries and Wages            | \$234,720                 | \$302,050                                    |
| Fringe Benefits               | 28,166                    | 36,246                                       |
| Utilities                     | 23,700                    | 23,700                                       |
| Equipment Operating           | 8,400                     | 11,400                                       |
| Horticultural Mtce., Supplies | 9,000                     | 14,280                                       |
| Plant Material Purchases      | 15,600                    | 31,700                                       |
| Bldg. & Exhibit Mtce.         | 5,000                     | 7,500  |
| Educational Costs             | 6,300                     | 6,300  |
| Administrative Costs          | 1,700                     | 5,510  |
| Contingency                   | 19,715                    | 19,078                                       |
|                               | <u>\$352,301</u>          | <u>\$457,764</u>                             |
| Revenue                       | <u>95,250</u>             | <u>130,300</u>                               |
| Annual Costs (Net)            | <u>257,051</u>            | <u>327,464</u>                               |
| 1975 Requirement (4 months)   | <u>85,680</u>             | <u>108,000</u>                               |

Without Admission Fee

|                             |                |                |
|-----------------------------|----------------|----------------|
| Costs                       | 352,301        | 457,764        |
| Less Savings:               | 8,250          | 8,250          |
| Actual Cost                 | <u>344,051</u> | <u>449,514</u> |
| 1975 Requirement (4 months) | <u>114,680</u> | <u>149,840</u> |

Note - Appendix III attached shows unit cost comparisons with other Gardens as prepared by the Board of Parks and Recreation.

Parks Board comments re Level III-III are as follows:

'Although the Park Board can maintain the Gardens at a service level III-III, it is felt that this low subsistence standard in both the recreation and educational components will reduce the potential public enjoyment of the Gardens. The under-utilization of facilities that will result and the marginally aesthetic appeal to the public will reduce public support for future capital improvements in the Gardens. Because the Gardens may in fact deteriorate the present capital investment could decrease in value.

Finally, it is anticipated that a botanical display garden maintained at this level will result in a decrease in revenue due to poor attendance and adverse publicity.

In conclusion, the Park Board requests funds for 1975 net operating costs (August 31 - December 31) of \$108,000, allowing a service level of Recreation II, Education III. The Park Board feels that a lower subsistence level as described above will be detrimental to the future development of the Gardens and will seriously cut back attendance and generate poor public reaction.'

Cont'd.....

DELEGATIONS AND MANAGER'S REPORT (Cont'd)Van Dusen Botanical Display  
Garden - Operating Budgets (Cont'd)III. Alternative Financing Option

Considering various statements made and information received as to the probability that the Botanical Gardens would pay for itself when fully developed (in five years) and that each year, as the Gardens develop, it is considered that increases in fees would be warranted, it is proposed that one method of financing the operating and maintenance costs be as follows:

The City to provide funds to the Board of Parks and Recreation on a decreasing balance for the first five years and that the Board of Parks and Recreation refund, through their budget, the amount of the advance over the following ten years as follows:

|                                  | <u>Net Cost to City</u> | <u>Credit to City</u> |
|----------------------------------|-------------------------|-----------------------|
| 1975                             | \$ 108,000              |                       |
| 1976 Full Year                   | 327,500                 |                       |
| 1977                             | 262,000                 |                       |
| 1978                             | 196,500                 |                       |
| 1979                             | 131,000                 |                       |
| 1980                             | 65,500                  |                       |
| 1981                             |                         | \$ 100,500            |
| 1982 - 1990 (9 yrs. @ \$110,000) | 990,000                 | 990,000               |
|                                  | <u>\$1,090,500</u>      | <u>\$1,090,500</u>    |

## Note:

- (1) The above is based on the assumption that the Board of Parks and Recreation will continue to raise sufficient capital funds for development costs.
- (2) The amount of funds to be included in the Park Board budget as shown above and to be recovered are at current dollar levels and would not be increased for inflation. It is assumed that the increase in fees would provide for the inflation factor.
- (3) The operating costs are based on a Level II for recreation and a Level III for education as this is considered to be the minimum level of service that allows for increased fees in the future.
- (4) This option has not been discussed with the Board of Parks and Recreation.

IV. Summary and Considerations

In view of the fact that Council is legally committed to a Botanical Display Garden, then a decision is required as to the level of service to meet that commitment. Council has some options on the method by which it wishes to finance the annual operating and maintenance costs and they are contained in the following alternatives.

The following alternatives are presented to Council for its consideration:

Alternative A

A minimum (subsistence) level of service (Level III) that will -

'maintain a garden standard aimed merely at preserving existing plant life. Aesthetically, the garden would have minimal attraction and relatively no education program resource could be offered to the public.'

The 1975 and annual cost to the City are:

|                          | <u>Net (with Entrance Fee)</u> | <u>Without Entrance Fee</u> |
|--------------------------|--------------------------------|-----------------------------|
| 1975 (4 months)          | \$ 85,680                      | \$114,683                   |
| annual (1975-76 dollars) | \$257,051                      | \$344,051                   |

Cont'd....

DELEGATIONS AND MANAGER'S REPORT (Cont'd)

Van Dusen Botanical Display  
Garden - Operating Budgets (Cont'd)

Alternative B (see Section III)

Provide funds to the Park Board on a declining basis for five years with repayment over the subsequent ten years.

The minimum level of service required is Level II for recreation and Level III for education which will provide -

'Horticulture displays with a wide variety of plant species and annually changing floral exhibit, and a minimum number of educational programs with some community involvement in plant propagation, care and arrangement...'

The 1975 and annual costs and recoveries to the City are:

|                                  | <u>Net Cost to City</u> | <u>Credit to City</u> |
|----------------------------------|-------------------------|-----------------------|
| 1975                             | \$ 108,000              |                       |
| 1976 Full Year                   | 327,500                 |                       |
| 1977                             | 262,000                 |                       |
| 1978                             | 196,500                 |                       |
| 1979                             | 131,000                 |                       |
| 1980                             | 65,500                  |                       |
| 1981                             |                         | 100,500               |
| 1982 - 1990 (9 yrs. @ \$110,000) | <u>\$1,090,500</u>      | <u>990,000</u>        |
|                                  |                         | <u>\$1,090,500</u>    |

Alternative C

Provide funds at the same level of service as Alternative B for 1975 and request the Park Board to prepare a detailed report to Council prior to their 1976 budget submission as to the financial effect of providing different levels of service on a declining budget provision and repayment basis.

The City Manager submits the foregoing report for the CONSIDERATION of Council and RECOMMENDS that, depending on the alternative approved by Council:

- (1) Staffing be reviewed by the Administrative Analyst (same as Vancouver Aquatic Centre).
- (2) Position and rate classifications to be determined by the Director of Personnel Services.
- (3) Park Board to submit a detailed budget of revenues and expenditures each year, commencing 1976, in support of their annual budget request.
- (4) Funds required for 1975 to be provided from Contingency Reserve. "

MOVED by Ald. Bowers

THAT Alternative "B" as contained in the City Manager's report dated August 8, 1975, be approved after deleting the reference to repayment to the City in 1981 - 1990:

FURTHER THAT the recommendations of the City Manager, as contained in the report, be adopted.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Pofi Bar

Council, on May 13, 1975, passed the following motion:

"THAT the Owners of the Pofi Bar be given an extension of sixty days from the date of issuance of the development and building permits to relocate the Pofi Bar entrance to Commercial Drive, failing which Mr. Bresciani be requested to appear before Council to show cause why his business license should not be revoked:

FURTHER THAT the City Manager arrange to expedite the issuance of the necessary permits as soon as possible."

Council noted a Manager's report, dated July 23, 1975, submitted for the information of Council, indicating that a new entrance to the Pofi Bar had been created at 1308 Commercial Drive and that the entrance on Charles Street had been boarded up with plywood panelling.

With the permission of Council Mr. Robert York, a local resident, addressed the Council and referred to a basement door in the alley which was being utilized by patrons of the Pofi Bar, and complained regarding the cheap boarding used to close the entrance on Charles Street.

MOVED by Ald. Rankin

THAT the owner of the Pofi Bar be instructed to improve the colour and exterior appearance of the closed-up Charles Street entrance, and not permit patrons to enter or leave the building by the door at the rear of the premises, except in case of emergency.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Hours of Operation for  
Neighbourhood Pubs.

The Council noted a letter, dated July 25, 1975, from Mr. Peter Uram, the owner of the Bimini, a neighbourhood pub in Kitsilano, requesting that it review an earlier decision to disapprove the extension of hours of business in neighbourhood pubs.

Mr. Uram, with permission, addressed the Council and spoke in support of his letter.

MOVED by Ald. Sweeney

THAT the subject matter of closing hours for pubs be referred back to the Standing Committee on Community Services for review at the appropriate time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Fire By-law Enforcement -  
777 Burrard Street.

The Council noted a letter, dated July 28, 1975, from Farris, Vaughan, Wills and Murphy, solicitors for Mrs. Doris Gould, the owner of a hotel located at 775-9 Burrard Street. The solicitors are requesting a hearing before Council with respect to an order that Mrs. Gould has received to modify her building to conform to Section 40 of the Fire By-law.

The Council, on April 8, 1975, when considering Mrs. Gould's building, had instructed the Fire Chief to carry out normal By-law enforcement.

MOVED by Ald. Bowers

THAT the delegation request of Farris, Vaughan, Wills and Murphy, on behalf of Mrs Doris Gould, be granted, and arrangements be left with the City Clerk.

- CARRIED

(Ald. Harcourt opposed)

Vancouver Skal Club.

The Council considered a letter from Vancouver Skal Club, under date of August 6, 1975, in which a proposal was made for the City of Vancouver to sponsor a reception during the 1979 International Congress, if it is held in Vancouver.

MOVED by Ald. Volrich

THAT the Vancouver Skal Club be advised that the Council would welcome the 1979 International Congress in Vancouver but no financial commitment can be undertaken by the City.

- CARRIED UNANIMOUSLY

Endowment Lands Regional  
Park Committee.

Under date of August 6, 1975, the Endowment Lands Regional Park Committee, submitted a letter requesting to appear as a delegation before Council to ask for a re-drafting of the boundary between Crown and Camosun Streets in the vicinity of 20th to 25th Avenues.

The Council was advised that the delegation is prepared to appear on August 26, 1975, rather than on August 12, 1975, as stated in its letter.

MOVED by Ald. Volrich

THAT the delegation request of the Endowment Lands Regional Park Committee be granted, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Estimate re Five-Year Plan Voting.

The Council noted a letter from the City Clerk, dated August 5, 1975, in which he enclosed the estimates, totalling a net amount of \$123,845, respecting the forthcoming Five-Year Plan voting on October 8, 1975. The City Clerk advised that the cost did not include any special arrangements regarding publicizing the vote.

MOVED by Ald. Volrich

THAT the estimates of \$123,845, in connection with the forthcoming Five-Year Plan vote, as submitted by the City Clerk, be approved and the City Clerk take all necessary action insofar as his particular duties are concerned.

- CARRIED UNANIMOUSLY

Proposed Signs at 8877 Granville Street.

Council noted a letter from Donald A. Burns, on behalf of Miss Drebot, requesting a delegation from Miss Drebot concerning the discontinuance of a proposed sign in front of 8877 Granville Street.

MOVED by Ald. Boyce

THAT the delegation request of Donald A. Burns, solicitor for Miss Drebot, be granted, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY.

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S  
GENERAL REPORT  
AUGUST 8, 1975.

Works and Utility Matters  
(August 8, 1975)

Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Local Improvement - Reduction in Scope.
- Cl. 2. Local Improvements on the "Initiative Principle"
- Cl. 3. Fuel Oil Tender No. 56-75-1
- Cl. 4. Tender No. 58-75-8: Supply and delivery of Mineral Aggregates.
- Cl. 5. Air Valve Replacement Program.
- Cl. 6. 1973 General Budget Account #8038/3046  
Auxiliary Steering Modifications.

The Council took action as follows:

Local Improvement - Reduction in Scope  
(Clause 1)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager contained in this clause be approved, after noting that "Rupert Street" as contained in the Engineer's recommendation should read "Renfrew Street".

- CARRIED UNANIMOUSLY



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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters  
(August 8, 1975) (Cont'd)

Local Improvements on the  
"Initiative Principle" (Clause 2)

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY.

Clauses 3 - 6 inclusive

MOVED by Ald. Boyce

THAT the recommendations of the City Manager contained in clauses 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(August 12, 1975)

The Council considered this report which contains seven clauses, identified as follows:

- Cl. 1. Oxygen Detection Meters
- Cl. 2. Britannia Community Services Centre
- Cl. 3. Investment Matters (Various Funds) June 1975.
- Cl. 4. Sewerage Facilities Assistance Act.
- Cl. 5. 'Poser' and 'Reser' Expenditures.
- Cl. 6. Local Initiatives Program 1975-1976.
- Cl. 7. Tenders, Installation of Sewage System, Heather St. Marina.

The Council took action as follows:

Clauses 1 - 5 inclusive.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in clauses 1, 2, 3, 4, and 5, be approved.

- CARRIED UNANIMOUSLY

Local Initiatives Program  
1975-1976 (Clause 6)

MOVED by Ald. Bowers

THAT the L.I.P. proposals be handled in the same manner as in prior years except that the Finance Committee submit a report on the applications for Council approval and determination of the maximum City contribution.

- CARRIED UNANIMOUSLY

Tenders, Installation of Sewage System,  
Heather St. Marina. (Clause 7)

MOVED by Ald. Harcourt.

THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 10.45 a.m. and following an 'In Camera' meeting in the Mayor's Office and a Special Council Meeting re Public Hearing at 2 p.m., reconvened in the Council Chamber at 3.25 p.m. with Mayor Phillips in the Chair and the same Members present.

STANDING COMMITTEES AND OTHER REPORTS.

IX. Report of Standing Committee on  
Finance and Administration.  
(August 7, 1975)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Vancouver Museums & Planetarium Association - Grant.
- Cl. 2. Archives Security and Extension of Hours: Part-time Attendants.

The Council took action as follows:

Vancouver Museums and Planetarium  
Association - Grant. (Clause 1)

Council received a delegation from Dr. B. Wilson, President of the Vancouver Museums and Planetarium Association, speaking to the Organization's request for an increase in its basic grant. Dr. Wilson also explained the salary increases and increments which had occurred.

MOVED by Ald. Volrich  
THAT Council approve an allocation of \$761,085. to the Vancouver Museums and Planetarium Association.  
- (carried)

MOVED by Ald. Kennedy (in amendment)  
THAT the foregoing figure of \$761,085. in the motion by Alderman Volrich, be struck and the figure of \$800,000. be inserted in lieu thereof.  
- (lost)

MOVED by Ald. Sweeney (in amendment to the amendment)  
THAT the figure of \$800,000. in the foregoing amendment be struck and the figure of \$807,122. be inserted in lieu thereof.  
- (lost)

The amendment to the amendment was put and LOST  
(Ald.Bowers, Cowie, Harcourt, Kennedy, Marzari,  
Rankin, Volrich and the Mayor opposed)

The amendment was put and LOST  
(Ald.Bowers, Cowie, Harcourt, Marzari, Rankin  
Volrich and the Mayor opposed)

The amendment, and the amendment to the amendment having lost, the motion by Alderman Volrich was put and CARRIED UNANIMOUSLY.

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee on  
Finance and Administration  
(August 7, 1975) (Cont'd)

Vancouver Museums & Planetarium  
Association - Grant. (Clause 1) (Cont'd)

MOVED by Ald. Volrich

THAT the recommendation of the Committee, as contained in this clause, be approved after amendment as follows:

"THAT the City request the Association to agree to the City Manager reviewing the terms of the agreement and operating arrangements with the Association when Dr. Shrum has submitted his report on the complex."

- CARRIED UNANIMOUSLY

Archives Security and Extension of Hours:  
Part-time Attendants. (Clause 2)

MOVED by Ald. Volrich

THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Harbours and Parks Matters  
(August 8, 1975)

Storm Damage - Stanley Park  
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters  
(August 8, 1975)

The Council considered this report which contains nine clauses, identified as follows:

- Cl. 1. Townhouse Development - CRM-2, Commercial/Multiple Dwelling District (Fairview Slopes) - 801 West 7th Avenue - Development Permit Application #68802.
- Cl. 2. Cedar Cottage N.I.P. Appropriation: Brewers Park.
- Cl. 3. Demolitions in Kitsilano.
- Cl. 4. Development Permit Application #70953 - 1443-1459 Robson Street.
- Cl. 5. 4584 West 1st Avenue.
- Cl. 6. 924 West 7th Avenue - Development Permit Application #69473 (Townhouse Development with Offices) Zone: CRM-2 Commercial/Multiple Dwelling District (Fairview Slopes) Site size: 100' wide x 120' deep.
- Cl. 7. 1165 West 8th Avenue - Development Permit Application #69718.
- Cl. 8. Imperial Gas Station at 12th and Cambie.
- Cl. 9. Encroachment - N/E Corner of Slocan and Dundas.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4 be approved and clause 3 be received for information.

- CARRIED UNANIMOUSLY

4584 West 1st Avenue  
(Clause 5)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained in this clause, be approved, on the understanding that the matter will be reconsidered no later than the end of September.

- CARRIED UNANIMOUSLY

924 West 7th Avenue - Development  
Permit Application #69473 (Townhouse  
Development with Offices)  
(Clause 6)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters  
(August 8, 1975) (Cont'd)

1165 West 8th Avenue - Development  
Permit Application #69718. (Clause 7)

In considering this clause, reference was made to a letter circulated to Members of Council from K.R. Hennesy, on behalf of certain residents, objecting to the proposed development, in its present form, at 1165 West 8th Avenue.

Mr. Iredale, the architect of the proposed development, addressed the Council and gave details of the steps taken and delays encountered with respect to the project.

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, as contained in this clause, be approved, subject to an 8 ft. side yard being provided on the easterly property line.

- (amended)

MOVED by Ald. Cowie (in amendment)

THAT the words 'subject to an 8 ft. yard being provided on the easterly property line' as contained in Alderman Marzari's motion, be struck.

- CARRIED

(Ald. Marzari and Rankin opposed)

The amendment having carried, the motion as amended was put and CARRIED.

(Ald. Marzari and Rankin opposed)

Imperial Gas Station at 12th and Cambie  
(Clause 8)

MOVED by Ald. Harcourt

THAT the request of the Imperial Oil Company Limited, to appear as a delegation on this subject, be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

Encroachment - N/E Corner of  
Slocan and Dundas. (Clause 9)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on  
Housing and Environment.  
(July 24, 1975)

Sale of Former Haro Park Site (Clause 3)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Council recessed at 4 p.m., and following an 'In Camera' Meeting in the Mayor's office, reconvened in the Council Chamber at 4.55 p.m., Mayor Phillips in the Chair, and the same members present, with the exception of Alderman Boyce.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Licenses and Claims Matters  
(August 8, 1975)

Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Judgment Against Constables Weatherhead, McLean and Carpenter in Civil Action.
- Cl. 2. Claim Number 15931 - Frank Stanzl Construction Ltd.
- Cl. 3. Supreme Court Action by the Crown in Right of the Province of British Columbia (Public Works Dept.)  
- re Preventing Access to Crown Property.

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Harcourt.

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters  
(August 8, 1975)

Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Speed Deterrent Bumps - Higher Zoned Lanes.
- Cl. 2. Request for Street Closure - 900 Bidwell Street.
- Cl. 3. Request for Additional Bus Stops, Cassiar Street at Triumph Street.

The Council took action as follows:

Clauses 1 - 3 inclusive

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(August 8, 1975)

Council considered this report, which contains seven clauses, identified as follows:

- Cl. 1. Assignment of Waterlot Lease #6924, Carrington Street Wharf.
- Cl. 2. RENTAL REVIEW - Lease of the North 7' and the South 10' Lot 7, Block 299, D.L. 526. Sit: S/S 6th Avenue West of Ash Street. Known as 636 West 6th Avenue.
- Cl. 3. Sale of Properties - W/S Hoy Street between 29th Avenue and Moscrop Street.
- Cl. 4. Demolitions.

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters  
(August 8, 1975) (Cont'd)

Clauses 1 - 4 inclusive

MOVED by Ald. Volrich  
THAT the recommendations of the City Manager contained in clauses 1, 2 and 3 be approved and clause 4 be received for information.  
  
- CARRIED UNANIMOUSLY

C. 1975-76 Non Union Casual Wage Rates - Park Board.

The City Manager submitted the following report, under date of August 8, 1975:

The Director of Personnel Services reports as follows:  
"The Board of Parks and Recreation has approved a schedule of wage rates for 1975 and 1976 for its non-union casual workers, a copy of which is attached to this report as Appendix I. As in previous years, the rates for the majority of the Classes have been increased by the same percentages as those gained by unionized staffs. The 1975-76 rates have been arrived at by applying the percentage increases negotiated by either the Inside or Outside workers to each category, whichever is the more appropriate.

The matter of a 1974 salary increase for these employees was considered by City Council at its meeting of July 9, 1974. At that time, Council approved the recommendation of the Acting Director of Personnel Services that the employees receive an increase of 12%, or such increase as was necessary to bring the rates up to the Provincial minimum wage, whichever was greater. The 1974 report also committed the Personnel Services Department to conduct a salary review of these casual rates, pursuant to a Park Board resolution that "The Chairman meet with the Mayor to request that the review of rates for non-union casual employees in relation to rates paid by surrounding municipalities be conducted by the City Personnel Department immediately so that future rates be established on time".

As a result of this review, special upward adjustments have been recommended for the following Classes, and these adjustments have been incorporated into the rates shown in the Appendix:

- Building Attendant II
- Building Attendant I (formerly Building Maid)
- Filter and Pool Attendant
- Children's Zoo and Pony Attendant

No increase has been recommended for the Community Centre Worker series at this time. It is our intention to review these rates this fall in comparison with rates paid for similar work in the surrounding municipalities, and to report further on the matter if any adjustment appears to be warranted.

The approximate cost of the proposed increases for 1975 is \$122,959, of which \$9,247 will be chargeable to Income Operations. The Comptroller of Budgets advises that adequate provision for the balance of \$113,712 has been made in Contingency Reserve.

I RECOMMEND that the schedule of Park Board non-union casual wage rates for 1975-76 contained in Appendix I be approved."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

MOVED by Ald. Volrich  
THAT the recommendation of the City Manager, contained in the foregoing report, be approved.  
  
- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on  
Housing and Environment.  
(July 24, 1975)

Council considered this report which contains nine clauses,  
identified as follows:

- Cl. 1. Housing Status Report.
- Cl. 2. Rent Controls.
- Cl. 3. Sale of Former Haro Park Site.
- Cl. 4. Housing Registry and Relocation Service.
- Cl. 5. Fire By-law Progress Report.
- Cl. 6. Empress Hotel.
- Cl. 7. Outstanding Housing and Environment Matters.
- Cl. 8. Non-Market Family Housing.
- Cl. 9. City-Owned Land at 2nd Avenue and Wallace Street.

The Council took action as follows:

Housing Status Report  
(Clause 1)

MOVED by Ald. Harcourt  
THAT the resolutions of the Committee, contained in this clause  
be received, and that the recommendation be approved.  
- CARRIED UNANIMOUSLY

Rent Controls.  
(Clause 2)

MOVED by Ald. Harcourt  
THAT the recommendations of the Committee, contained in this  
clause, be approved.  
- CARRIED UNANIMOUSLY

Sale of Former Haro Park Site  
(Clause 3)

For Council action on this clause, see page 13.

Housing Registry and Relocation Service.  
(Clause 4)

MOVED by Ald. Harcourt  
THAT the recommendations of the Committee contained in this  
clause, be approved.  
- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY.

Clauses 5, 6 & 7.

MOVED by Ald. Harcourt  
THAT clauses 5, 6 and 7 of this report, be received for  
information.  
- CARRIED UNANIMOUSLY



STANDING COMMITTEES AND OTHER REPORTS (Cont'd)Report of Standing Committee on  
Housing and Environment (Cont'd)Non-Market Family Housing  
(Clause 8)

MOVED by Ald. Harcourt

THAT recommendation (a) of the Committee be deleted and the following substituted therefor:

"THAT the Director of Planning and Director of Housing discuss development of the site jointly with local community and with consultant architect on the basis of an analysis of the potential of the site by the architect. Following this discussion an appropriate concept plan may be produced in discussion with the local people."

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT recommendations (b) and (c) of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

City-owned Land at 2nd Avenue  
and Wallace Street  
(Clause 9)

MOVED by Ald. Harcourt.

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on  
Community Services  
(July 24, 1975)

Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Neighbourhood Pub Application - 4473 West 10th Avenue.
- Cl. 2. Police Report - 616 Club, 616 Robson Street.
- Cl. 3. Night Time Emergency Shelter for Persons with Emotional Problems.

Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in Clause 1 be approved, and clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

(Ald. Volrich was opposed to Clause 1)

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on  
Planning and Development  
(July 24, 1975)

Council considered this report which contains five clauses,  
identified as follows:

- Cl. 1. Proposed Redevelopment of Hudson's Bay Company  
Property, adjacent to The Bay Parkade.
- Cl. 2. Status Report on Area 10 in False Creek.
- Cl. 3. Design Concept for an Area Development Plan for  
Phase 2, Area 6, in False Creek.
- Cl. 4. Development Permit Application No. 70083 -  
Royal Vancouver Yacht Club - Coal Harbour.
- Cl. 5. Kitsilano Goals Program.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Bowers

THAT clauses 1 and 4 in this report be received for information,  
and the recommendations of the Committee contained in clauses 2 and  
3 be approved.

- CARRIED UNANIMOUSLY

(Ald. Kennedy and Sweeney opposed to Clause 3)

Kitsilano Goals Program.

(Clause 5)

Alderman Bowers requested, and received permission, to delete  
the last two paragraphs of this clause.

MOVED by Ald. Bowers

THAT the recommendation of the Committee contained in this  
clause, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on  
Planning and Development.  
(July 24, 1975)

Kitsilano Area Planning Program:

Kitsilano Point Plan

(Clause 1)

MOVED by Ald. Bowers

THAT recommendation 'A' of the Committee contained in this  
clause, be approved.

- CARRIED

(Ald. Kennedy opposed to Plan Policies Nos. 3 and 4  
contained in this clause.)

MOVED by Ald. Bowers

THAT recommendations 'B', 'C', 'D', and 'E' of the Committee,  
contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on  
Finance and Administration.  
(July 31, 1975)

Council considered this report which contains three clauses,  
identified as follows:

- Cl. 1. Proposed Convention Centre Feasibility Study.
- Cl. 2. Greater Vancouver Conventions and Visitors Bureau -  
Supplementary Grant.
- Cl. 3. Health Department Furniture Requirements for Dental  
Division.

The Council took action as follows:

Proposed Convention Centre  
Feasibility Study.  
(Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the Committee contained in this  
clause, be amended to read as follows:

"THAT City Council advise the Provincial Government it would  
support an independent feasibility study with respect to a  
Convention Centre in Vancouver at the cost of the senior  
governments."

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Greater Vancouver Conventions  
and Visitors Bureau - Supplementary  
Grant.  
(Clause 2)

MOVED by Ald. Volrich

THAT recommendation (a) of the Committee be deferred until  
Council has received the mid-year financial review.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT recommendation (b) of the Committee contained in this  
clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT recommendation (c) of the Committee be amended to read  
as follows:

"THAT the City request the Provincial Government for a share  
of the hotel room tax and further that the City seek a  
meeting with officials of the Provincial Government for  
further discussion of this matter."

- CARRIED

(Ald. Bowers and Sweeney opposed)

Health Department Furniture Requirements  
for Dental Division. (Clause 3)

MOVED by Ald. Volrich

THAT the recommendations of the Committee contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on  
Community Services.  
(July 31, 1975.)

Council considered this report which contains seven clauses,  
identified as follows:

- Cl. 1. Downtown Eastside Residents' Association - Complaints  
re Distribution of Letters to Oppenheimer Lodge Tenants.
- Cl. 2. Police Reports on Operations of Beer Parlours.
- Cl. 3. First United Church re Housing Relocation Subsidy Fund.
- Cl. 4. 3371 Findlay Street.
- Cl. 5. Vandalism and Rowdiness in the Champlain Heights Area -  
Information Report.
- Cl. 6. Strathcona Off-Street Drop-in Program.
- Cl. 7. Police Department Facility on Granville Mall.

The Council took action as follows:

Clauses 1 - 7 inclusive.

MOVED by Ald. Rankin

THAT clauses 1, 2(a) and (b), 3, 4, 5, 6 and 7, be received  
for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on  
Planning and Development.  
(July 31, 1975)

Council considered this report, which contains six clauses,  
identified as follows:

- Cl. 1. B.C. Hydro Carrall Street Yards Area 3 - False Creek.
- Cl. 2. Kitsilano Apartment Neighbourhood Zoning and  
Development Control Process.
- Cl. 3. Community Services Centre for Areas E & F, Champlain Heights.
- Cl. 4. Planning Department - Semi-Annual Report on Work Program  
Objectives.
- Cl. 5. Grandview-Woodland Area Planning - Preliminary Information  
Budget.
- Cl. 6. Landscape Designs.

Council took action as follows:

B.C. Hydro Carrall Street Yards  
Area 3 - False Creek.  
(Clause 1)

MOVED by Ald. Bowers

THAT recommendation 'A' of the Committee be amended to read as  
follows:

"THAT the City Manager or Director of Planning convene a meeting  
of the rail companies to initiate a joint study of the ration-  
alization of rail lines in the City; with application being  
made to the Federal Government for funding under the Railway  
Relocation Act."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

THAT recommendation 'B' of the Committee, contained in this clause,  
be approved.

- CARRIED UNANIMOUSLY.

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee on  
Planning and Development  
(July 31, 1975) (Cont'd)

Kitsilano Apartment Neighbourhood Zoning  
and Development Control Process.  
(Clause 2)

MOVED by Ald. Bowers  
THAT recommendations 'A' and 'B' of the Committee, contained  
in this clause, be approved.  
- CARRIED UNANIMOUSLY

Community Services Centre for Areas  
E & F, Champlain Heights.  
(Clause 3)

MOVED by Ald. Bowers  
THAT recommendation 'A' of the Committee, contained in this  
clause, be approved.  
- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers  
THAT recommendation 'B' of the Committee be approved, after  
adding the following words at the end of the recommendation:  
'That the City's funds be advanced from Contingency Reserve  
and reimbursed from the sale of prepaid leases in the area'.  
- CARRIED UNANIMOUSLY

Planning Department - Semi-Annual  
Report on Work Program Objectives.  
(Clause 4)

MOVED by Ald. Bowers  
THAT recommendations 'A' and 'B' of the Committee, contained  
in this clause, be approved.  
- CARRIED UNANIMOUSLY

Grandview-Woodland Area Planning -  
Preliminary Information Budget  
(Clause 5)

MOVED by Ald. Bowers  
THAT the recommendation of the Committee, contained in this  
clause, be approved.  
- CARRIED  
(Alderman Kennedy opposed)

Landscape Designs  
(Clause 6)

MOVED by Ald. Cowie  
THAT the recommendation of the Committee, contained in this  
clause, be approved.  
- CARRIED  
(Alderman Kennedy Opposed)

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

VIII. Special Committee of Officials  
Illegal Suites - Hardship Cases

The Special Committee of Officials re Illegal Suites - Hardship Cases, submitted the following report, under date of July 25, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Victoria Wasilewski (owner), 3880 Clark Drive  
Dorothy J. Newcombe (tenant), 655 East 49th Avenue  
Gina Wilson (tenant), 926 West 14th Avenue  
Alex A. and Theresa Smith (owners), 3220 East 14th Avenue  
May Bedry (owner), 741 East King Edward  
Audrey E. Morris (tenant), 1753 William Street

- (b) the following applications be approved for one year from the date of this Resolution:

Mr. A. Bartlett (tenant), 235 East 63rd Avenue  
Patricia A. Beamish (tenant), 655 East 49th Avenue  
Meredyth Savage (tenant), 3773 West 18th Avenue  
Gerry W. Nairn (tenant), 3818 West 15th Avenue  
Balwant S. & Gurdeep K. Bhandher (tenants), 783 West 62nd Avenue  
Lachhman S. Tagger (tenant), 1005 East 54th Avenue  
Lorna Hawes (tenant), 3182 West 3rd Avenue  
Violet Mary Haines (tenant), 1753 William Street  
Ron Michael (owner), 481 West 40th Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

Lorne Chernochan (tenant), 3545 West 30th Avenue  
Salvatore Mancuso (tenant), 2609 West 1st Avenue

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Jhalman Lidder (owner), 332 East 38th Avenue  
Alex N. MacDonald (owner), 250 West 44th Avenue  
Ernie Malamas (owner), 3276 Ontario Street

MOVED by Ald. Bowers

THAT recommendations (a) (b) (c) and (d) of the Committee be approved;

FURTHER THAT the following be granted a one-year extension from the date of this resolution:

Jhalman Lidder (owner), 332 East 38th Avenue  
Alex N. MacDonald (owner) 250 West 44th Avenue  
Ernie Malamas (owner) 3276 Ontario Street.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW FOR PRESCRIBING STANDARDS  
FOR THE MAINTENANCE AND OCCUPANCY  
OF PROPERTY WITHIN THE CITY OF  
VANCOUVER. (STANDARDS OF MAINTENANCE  
BY-LAW.)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments:

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 3614  
BEING THE LOCAL IMPROVEMENT BY-LAW  
(SPEED DETERRENT BUMPS)

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW TO CREATE THE "WEST END  
DISTRICT - (W.E.D) ".

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO ADOPT THE OFFICIAL  
DEVELOPMENT PLAN FOR THE  
WEST END DISTRICT.

MOVED by Ald. Cowie  
SECONDED by Ald. Harcourt  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie  
SECONDED by Ald. Harcourt  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW No. 2647  
BEING THE CLUB REGULATION BY-LAW.

MOVED by Ald. Rankin  
SECONDED by Ald. Volrich  
THAT the By-law be introduced and read a first time.  
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin  
SECONDED by Ald. Volrich  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY



BY-LAWS (Cont'd)6. BY-LAW RELATING TO THE USE  
OF RAILWAY WHISTLES.

MOVED by Ald. Volrich

SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney

Additional Seating at  
Empire Stadium.

advised for information that he  
had been approached by B.C. Lions  
regarding the possibility of the  
City assisting with the cost of  
installing additional seats  
between the goal lines at Empire  
Stadium. He indicated in reply  
that the City is in no position  
to give a financial commitment  
in this regard.

The Council adjourned at approximately 6. p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting  
of August 12, 1975, adopted on August 26, 1975.

A. Phillips  
MAYOR

B. W. Little  
CITY CLERK

CITY OF VANCOUVERSPECIAL COUNCIL - AUGUST 12, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, August 12, 1975, at 2:00 p.m. in the Council Chambers, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bowers, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Rankin, Sweeney  
and Volrich

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. 1130 West Pender Street

An application was received from Mr. Charles T. Paine of Paine & Associates, Architects, to rezone Lots 3, 4, 11, 12, A-F, Block 16, D.L. 185 being 1130 West Pender Street.

Present Zone: (CM-1) Commercial District

Requested Zone: (CD-1) Comprehensive Development  
District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission with the CD-1 By-law permitting the development as follows:

"USES

Offices

Retail

Restaurant (including outdoor eating)

Athletic Club

Exercise Centre

Residential - consisting of townhouses and/or  
dwelling units

And customarily accessory uses, including off-street  
parking and loading.

FLOOR SPACE RATIO

Not to exceed 6.0 overall. The floor space ratio for the residential development shall not exceed 1.0 and the floor space ratio for the off-retail-restaurant and athletic club shall not exceed 5.0.

HEIGHT

The height of the development shall not exceed 360 feet, measured from the average grade of West Pender or 28 storeys.

And subject to the following conditions:

cont'd....

Special Council (Public Hearing), August 12, 1975 . . . . . 2

1130 West Pender Street  
(continued)

- (1) That the detailed scheme of development to be first approved by the Director of Planning after further advice from the Urban Design Panel, having particular regard to the overall design, treatment of open space, landscaping, vehicular ingress and egress, servicing areas and off-street parking.
- (2) That the owner undertakes in writing to agree to have the site rezoned from (CD-1) Comprehensive Development District to the Downtown Development District at the time the Downtown is rezoned;

Further, that should the foregoing conditions not be complied with within 180 days of approval of the Public Hearing to the rezoning, the approval contained in this resolution shall expire."

The Zoning Planner reviewed the proposed development and advised that with respect to condition (1) quoted above, the Urban Design Panel have now approved the scheme of development. The application is endorsed by the Director of Social Planning.

Mr. Gray advised that the Vancouver Heritage Advisory Committee recently rescinded its original decision to preserve the existing building on this site on the grounds that the building is structurally poor. The applicant has agreed that should his application for rezoning be approved, he is agreeable to inclusion of this project in the Downtown Plan.

Mr. C.T. Paine, Paine and Associates, Architects, described the project with the aid of a model. He advised that Knowlton Realty, Property Managers of the existing building, in consultation with Social Planning, had offered relocation assistance to a number of the existing tenants.

A representative of Knowlton Realty confirmed Mr. Paine's statements with respect to offers of relocation assistance to the existing tenants.

The following addressed Council on this matter:

- Mr. Bruce Eriksen, DERA, filed a brief opposing the demolition of the existing building and the rezoning of the site.
- Mr. B. Clinch, Downtown Community Resource Board, opposed the application, as demolition of the Park Plaza would displace a number of elderly tenants who would find it difficult to relocate in comparable accommodation.
- Rev. Lindsay, a member of the West End Community Resource Board also spoke against the project.
- Mr. G. Cumming, member of the West End NDP, read a brief opposing the application to rezone.
- Mr. Jim Atkins, West End Community Resource Board, also spoke against the proposed rezoning because of displacement of elderly tenants.
- Mr. Kevin Topalian, Research Coordinator, Mental Patients Association, advised his Association strongly opposed to the proposed rezoning because by eliminating good, cheap housing, Council will add to the housing problems of low-income residents of the Downtown.

cont'd....

Special Council (Public Hearing), August 12, 1975 . . . . . 3

1130 West Pender Street  
(continued)

- Ms. Vicki Obedkoff & Mr. Hennessy, Team Workers, First United Church, both addressed Council in opposition to the proposed rezoning.
- Miss Olive Mott, Social Worker in the West End, requested Council not approve the application because of the people on limited pensions who would be displaced through the demolition of the existing building.
- Jean Swanson, DERA & Miss Gordon, Red Door Rental Agency, both spoke against the proposed rezoning.
- Mr. Horst P. Penz addressed Council in support of the rezoning application.

Council also noted a letter from the Vancouver and District Labour Council registering their concerns about the resultant loss of accommodation to people of limited income.

MOVED by Ald. Rankin,  
THAT the rezoning application be not approved.

- CARRIED

(Aldermen Bowers, Cowie and Kennedy opposed)

#### COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 3:25 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Special Council Meeting  
(Public Hearing) of August 12, 1975, adopted on August 26, 1975.

A. Phillips  
MAYOR

B. N. Little  
CITY CLERK

CITY OF VANCOUVER  
SPECIAL COUNCIL - AUGUST 12TH, 1975  
PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Champlain Heights Comprehensive Community School, 6955 Frontenac Street, on Tuesday, 12th August 1975, at 7:30 P.M., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari,  
Rankin, Sweeney and Volrich

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin  
SECONDED by Ald. Sweeney

THAT the Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider and hear delegations concerning the proposed amendment to Section 2 of the CD-1 Comprehensive Development District By-law No. 4550, an amending By-law to the Zoning and Development By-law No. 3575.

- CARRIED UNANIMOUSLY

1. To Amend the (CD-1) Comprehensive Development District By-Law No. 4550, Section 2.

An application has been submitted by the Director of Planning to amend the (CD-1) Comprehensive Development District By-Law No. 4550, Section 2, by adding the following:

"church and related school".

The proposed change of use refers to Lots 5 to 7, District Lot 334, being located on the North side of East 58th Avenue, East of Kerr Street - Champlain Heights.

The application was approved by the Director of Planning. It was not approved by the Vancouver City Planning Commission who passed the following motion on 30th July 1975:

"THAT the Commission recommend that the proposed Amendment to CD-1 Bylaw No. 4550, to permit 'church' and related 'school' be not approved, inasmuch as the proposed school is not community-oriented and does not meet the guidelines established by Council Committee."

Mr. D. Janczewski of Planning Department outlined the proposal of the Open Bible Chapel. He advised that "high rise" is already a permitted use under CD-1 By-Law No. 4550 but a Public Hearing is required to amend the By-law to include "church and related school".

Continued on Page 2. . .

Clause No. 1 Continued

Mr. N. Jones, Architect, with the aid of slides, presented the architectural concept of the development. In answer to a query, he advised there is no immediate financing for the project, but it will be through Central Mortgage Housing Corporation.

Rev. Schroder and Rev. Krogel of the Open Bible Chapel advised that the City wishes to acquire the property they presently own on 10th Avenue and Yukon Street for civic purposes. The Property & Insurance Office is attempting to find an alternative site. Rev. Schroder stated that the church is Evangelistic. The congregation comes from all parts of Vancouver and some from Surrey. Their purpose is to rehabilitate young people and train ministers. One of the buildings in the complex would be used for housing the students.

Eleven persons spoke in opposition to the proposed development of the Open Bible Chapel Complex, including Mr. E. Lyngen, who presented a brief on behalf of the Killarney Champlain Citizens for Action and Mr. D. Babcook, who submitted a petition containing 27 signatures. Some of the reasons for opposition expressed were

- too many churches in the area already.
- the development has too high a density.
- there are traffic and parking problems in the area already.
- how does the Open Bible Chapel expect to get enough underground parking to adequately serve the development.
- if the congregation can be up to 600, why are only 30 parking spaces allocated for the church; where are the rest going to park.
- the people in the area feel they already have their fair share of churches, Senior Citizens and low-income housing.

Dr. Hanna advised that there were numerous churches in the area now. He has been discussing the provision of a medical clinic in Champlain Heights with the Planning Department for some time and a site has not been located.

MOVED by Ald. Rankin

THAT Section 2 of CD-1 Comprehensive Development District By-Law No. 4550 be amended by adding the following:

"church and related school"

- (AMENDED)

MOVED by Ald. Sweeney in amendment:

THAT the following be added to Ald. Rankin's motion:

"but that the matter of form of development, parking, church capacity and traffic density on 58th Avenue be reported to Council prior to the issuance of any development permit."

- CARRIED

(Ald. Boyce and Marzari opposed)

Clause No. 1 Continued

MOVED by Ald. Marzari

THAT the matter be deferred for consideration at the next meeting of Council.

- LOST

(The Mayor and Ald. Bowers, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich opposed)

The amendment having carried, the motion, as amended and reading as follows, was put and carried:

THAT Section 2 of CD-1 Comprehensive Development District By-Law No. 4550 be amended by adding the following:

"church and related school"

but that the matter of form of development, parking, church capacity and traffic density on 58th Avenue be reported to Council prior to the issuance of any development permit.

- CARRIED

(Ald. Boyce and Marzari opposed)

MOVED by Ald. Volrich

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich  
SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich  
SECONDED by Ald. Rankin

THAT the rezoning application of the Director of Planning be approved and that the Director of Legal Services be instructed to bring forward the necessary amendments to the Zoning and Development By-Law.

- CARRIED UNANIMOUSLY

The Council adjourned at 10:55 P.M.

The foregoing are Minutes of the Special Council Meeting  
(Public Hearing) of August 12, 1975, adopted on  
August 26, 1975.

*A. Phillips*  
MAYOR

*L. N. Little*  
CITY CLERK



Manager's Report, August 8, 1975 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Local Improvement - Reduction in Scope

The City Engineer Reports as follows:

"A local improvement lane pavement project, residential standard, was approved at a Court of Revision on May 2, 1974, (Schedule 425, Item #74) for paving on:

Lane south of Venables St. from lane east of Renfrew St. to Nootka St. and lane east of Renfrew St. from Venables St. to Parker St.

Since the Court of Revision the portion of the lane east of Renfrew St. from Venables St. to the lane south of Venables St. has been closed and included in a Senior Citizens' Housing Site. So that the paving of the balance of the lane can be placed on the tax roll, it is necessary to reduce the scope of the project.

I RECOMMEND that the project be reduced in scope so that the redefined area is:

Lane south of Venables St. from lane east of Renfrew St. to Nootka St. and lane east of Rupert St. from the lane south of Venables St. to Parker St.,

and that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvements on the "Initiative Principle"

The City Manager submits the following reports of the City Engineer and Director of Finance: .

"First Step (City Engineer's report)

'As required by the Local Improvement Procedure By-law, projects for street and lane lighting as shown on the attached schedule dated August 1, 1975, are advanced to Council on the "Initiative Principle".

Light Standard Projects

The City has encouraged the installation of street lighting for the safety of pedestrians and motorists and as a deterrent to crime. As a result less than 5 percent of the City's Streets are without street lights. The initiative principle provides the most convenient method for the property owners on the remaining streets to obtain street lighting.

The following project involves traffic considerations:

4th Avenue from 4th Avenue Diversion to Highbury Street is being advanced because the present lighting is inadequate for the traffic needs. This lighting, which is suspended from Hydro poles, was installed at the City's expense 22 years ago. The local improvement charge to abutting owners on this street would be the same as that payable by owners in similar zoning throughout the City.

Lane Lighting Projects

Projects in this group have been prepared after consultation with the Police Department. In accordance with the Council recommendation of September 14, 1973 for such projects, they are being advanced on the initiative principle.

Cont'd . . .

Manager's Report, August 8, 1975 . . . . . (WORKS - 2)

Clause 2 Cont'd

The City's share of these improvements is available in the 1975 Street Lighting Capital Budget' and by deferring the upgrading of Lighting on 54th Ave. from Victoria to Tyne."

Second Step (Director of Finance Report)

'In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated August 1, 1975.

The estimated total cost of these improvements is \$ 255,706.00 and the City's share of the cost is \$ 75,120.00.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be approved together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.
- (c) The Court of Revision for the projects listed in the attached schedule dated August 1, 1975, be held at 7:30 p.m., Thursday, October 23, 1975.
- (d) The upgrading of Lighting on 54th Ave. from Victoria to Tyne be deferred and appropriation 213/3305 (\$45,000) be cancelled.

NOTE: (REQUIRES AFFIRMATIVE VOTE OF 2/3 OF COUNCIL MEMBERS PRESENT.)

3. Fuel Oil Tender - Tender No. 56-75-1

The City Manager submits the following report of the Purchasing Agent and City Engineer:

"Tenders for the above were opened on July 14, 1975 and referred to the Purchasing Agent and City Engineer for report. The officials concerned report as follows:

A tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the General Revenue Budget.

Seven bids were received. Two of the bids did not offer to supply all the products asked for in the tender. Also, one of the bidders restricted his bid to the supply of all the products tendered and is not interested in accepting a partial award.

When the bids are compared, based upon estimated annual requirements, Texaco Canada Ltd. is the overall low bid. If we were to consider splitting the award between the low bidders of each product, Texaco would be low bid except for premium fuel and marine fuel requirements. However, the low bidder for marine fuel requirements will not accept a partial award and the extra cost of premium fuel from Texaco Canada Ltd. is only \$350 in an annual estimated premium fuel requirement of \$32,000. It is not considered economical to split the fuel oil contract for the supply of premium fuel separate from our other fuel requirements. Texaco Canada Ltd. is the overall low bid and provides an annual savings of approximately \$6,000 over the next lowest bidder.

Cont'd . . .

Manager's Report, August 8, 1975 . . . . . (WORKS - 3)

Clause 3 Cont'd

We RECOMMEND acceptance of the overall low bid from Texaco Canada Ltd. for the supply of fuel oils over a one year period at an estimated annual cost of \$794,000 plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the Purchasing Agent and City Engineer be approved subject to a contract satisfactory to the Director of Legal Services.

4. Tender No. 58-75-8 - Supply & Delivery of Mineral Aggregates

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened by the City Manager on July 28, 1975 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

All recommendations in this report are for acceptance of the low bids meeting specification, with the exception of Item No. 5 which is the low effective bid.

Conrock Construction submitted the lowest bid for Item 5 - Crushed Rock. However, because of the very high density of the material being offered, the City would have to purchase approximately 20% more of the material to obtain the required volume, thereby making the next bid from Construction Aggregates the effective low bid.

Construction Aggregates Ltd. offered a combined product as an alternative to Items 1 to 4 (these materials are combined when making asphaltic concrete). Awards are recommended for Items 1 to 4 and the combined product. This will allow usage of the combined product while still retaining a source of supply for Items 1 to 4 in the event that the blend is unsuccessful. If the blend is successful the product change will produce an estimated saving of approximately \$70,000.

The City Engineer and Purchasing Agent recommend as follows:-

A. Rivtow Straits Ltd.

Items 1, 7, 10 and 17 for a twelve month period for an estimated cost of \$301,230. These materials will be delivered and unloaded on City stockpiles at Cambie Works Yard.

B. Conrock Construction Ltd.

Item 13 for a twelve month period for an estimated cost of \$71,800. This material will be delivered and unloaded on City stockpiles at Cambie Works Yards.

C. Construction Aggregates Ltd.

Items 2, 3, 4, 5, 9, 11 and their alternate for a 1/2" Combined Asphalt blend for a 12 month period, for an estimated cost of \$706,110. These materials will be delivered and unloaded on City stockpiles at Cambie Works Yard.

Manager's Report, August 8, 1975 . . . . . (WORKS - 4)

Clause 4 Cont'd

It is also RECOMMENDED that each of the four bidders be awarded an unspecified portion of the material which is to be picked up by City trucks (items 9,12 and 17) as and when required for a twelve month period so that the material for each job can be picked up from the location that produces the lowest on-site cost for that particular location (taking the City's hauling costs into account). It is estimated that this portion of the contract will cost an additional \$60,000.

The above costs include all taxes and charges."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

Deposits or bid bonds of unsuccessful tenderers to be returned by the City Treasurer.

5. Air Valve Replacement Program

The City Manager submits the following report of the City Engineer:

"Air valves are installed in the water system to automatically release the small amounts of air that accumulates at high points in a pipe line that would restrict the flow capacity of the watermain, and to automatically allow air to enter a pipe when the watermain is drained to prevent thin wall pipes from collapsing. Over 100 air valves are installed in the City's water system, below ground. All of these below ground air valve installations are cross connections which could cause the contamination of the water system with ground water. Most of these air valves were installed such that they cannot be maintained.

The estimated cost of replacing these air valves with properly designed air valve installations is \$50,000.00 (1975 costs).

To permit engineering time to properly size and design each air valve installation, the replacement of air valves should be carried out over a three year period. From the 1975 Water Works Capital Budget \$15,000.00 should be appropriated for this program. The remaining funds to be allocated in the 1976 and 1977 Water Works Capital Budgets.

Funds for this years work are available from Water Works Capital, Account 128/7902 'Short Notice Projects - Unallocated'.

The City Engineer RECOMMENDS that the sum of \$15,000.00 be appropriated from Water Works Capital Account 128/7902, for the above work."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

6. 1973 General Budget Account #8038/3046  
Auxiliary Steering Modifications

The City Manager submits the following report of the City Engineer:

"In 1973 funds were approved (\$12,000) for steering modifications to our front end loaders and graders in order to comply with revised Workers Compensation Board (W.C.B.) Regulations. These funds were not spent in 1973 because W.C.B. exempted some of our equipment and extended the dead line from July 1, 1973 until approved modification kits were available.

We have been advised by John Deere Co. Ltd. that approved steering modification kits are available for the two model 544 John Deere loaders we are currently operating. The cost of this modification is \$1,200 per unit or \$ 2,400 for the two machines.

Manager's Report, August 8, 1975 . . . . . (WORKS - 5)

Clause 6 Cont'd

These auxiliary steering kits are required to be installed on our front end loaders 2134 and 2135 in order to comply with W.C.B. regulations.

The City Engineer RECOMMENDS that \$2,400 be provided from Contingency Reserve for the installation of auxiliary steering kits on City of Vancouver front end loaders Nos. 2134 and 2135."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 716, 7

Manager's Report, August 8, 1975 . . . . . (HARBOURS - 1)

HARBOURS AND PARKS MATTERS

RECOMMENDATION:

1. Storm Damage - Stanley Park

The City Manager has received the following report from the Superintendent, Board of Parks & Recreation, in accordance with instructions of Council dated May 27, 1975:

"BACKGROUND

On May 27, 1975 City Council dealt with the matter of replacement of 180' of Stanley Park seawall, immediately south of Siwash Rock, as contained in Section 7 (II) of the City Manager's report dated May 23, 1975.

At that time Council referred the item back to the Park Board for a detailed report on the cause of damage, proposed method of repair, proposed preventative measures and cost involved to ensure that this same extent of damage does not recur, except in extreme circumstances (once in 20 years).

CAUSE OF DAMAGE

This section of the seawall around Stanley Park which has the most westerly exposure, bears the direct brunt of westerly gales. It was constructed in 1963 and has sustained damage several times from the impact of westerly gales. The damage sustained this year resulted from an unusually severe westerly gale on March 29th and 30th.

The nature of the damage stems from storm wave action striking and overtopping the seawall. This action causes severe damage to the top section and causes erosion of materials from behind the wall, and on the promenade particularly, where the water is deflected back from the sandstone cliffs behind.

High sandstone cliffs characterize this area and before the seawall was constructed, high tides washed these cliffs. The wall was constructed to follow the alignment of the toe of the cliffs (see attached sketch) to take advantage of a good footing and avoid construction in deeper water. At the point of maximum damage, however, the resultant wall alignment has a fairly tight concave curve which tends to trap the wave action and increase its effect. In addition, the wall's almost vertical face allows the water to carry over the top in storm situations.

METHOD OF REPAIR AND PROTECTION

The damage to the wall can be minimized by the following steps:

- 1) Reconstruction of a portion of the wall to reduce the concave curve radius (as shown on sketch).
- 2) Construction of a wall with a re-entrant face, i.e. a curved face which turns the waves back rather than allow them to spill behind the wall.
- 3) Placement of large rocks in the water in front of the wall in the vulnerable area to help break up the wave force before it strikes the wall.

Manager's Report, August 8, 1975 . . . . . (HARBOURS - 2)

Clause 1 Cont'd

"COST

The estimate given to replace the wall was shown as \$40,000 in the May 23rd report. This estimate reflected the cost of immediate replacement. Replacing the damaged section of wall in 1976 from funds to be provided in the 1976 supplementary capital budget, if approved, is estimated to be \$55,000. Temporary repairs have been made from the normal seawall maintenance account. These repairs will not last through more winter storms and a further deterioration in the wall can be expected this winter.

The Superintendent of Parks RECOMMENDS:

That an amount of \$55,000 be provided in the City's 1976 supplementary capital budget to implement the reconstruction of this portion of seawall as early in 1976 as possible."

The City Manager notes that the amount of \$55,000 is a total amount for redesign, rebuilding in a new configuration, and prevention.

The City Manager RECOMMENDS that the request of the Park Board be considered following the 'June' budget review (in late August) at which time additional funds may be available for the 1975 Supplementary Capital Budget.

FOR COUNCIL ACTION SEE PAGE(S) 419

Manager's Report, August 8, 1975 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Townhouse Development - CRM-2 Commercial/Multiple Dwelling District (Fairview Slopes) - 801 West 7th Avenue - Development Permit Application #68802

The Director of Planning reports:

"Development Permit Application #68802 has been filed by Aitken-Bozyk, Architects, to construct a 3 storey plus cellar townhouse development containing 6 dwelling units on this presently vacant site at the north-west corner of 7th Avenue and Willow Street in the CRM-2 Commercial/Multiple Dwelling District.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 Commercial/Multiple Dwelling District Schedule with respect to floor space ratio, setbacks and height.

The proposed building would have a floor space ratio of 0.87 in lieu of 0.45; 3 storey and cellar in height in lieu of 2 storey and cellar; 21'6" front yard in lieu of 24 ft.; and the cellar stairs and a small bay window protrude into the required flanking side yard.

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1 with Council to have due regard to the following:

- A. The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.
- B. For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
  - (i) The maximum floor space ratio exceed 1.5, computed or described in Section 1.G. of this CRM-2 Commercial/Multiple Dwelling District Schedule.
  - (ii) The height of a building exceed thirty-five (35) feet, nor twenty-five (25) feet measured from the centre line level of the nearest street directly southward."

City Council on April 8, 1975 adopted the following interim control guidelines for conditional uses in CRM-2 and CRM-3 Districts.

|  | <u>City Council Guidelines</u> | <u>Proposed Development</u>                     |
|--|--------------------------------|---|
| Limited commercial use (for this site) | 25%                            | Nil   |
| Height above hypothetical line         | 35 ft.                         | 31'3"   |
| Height above south property line       | 25 ft.                         | 26'6" to the highest point of the sloping roof. |

Notification

Thirty-five neighbouring property owners were notified and two letters of objection were received; one from the Trans-Pacific Trading Company, immediately south of the proposed development, objecting to the residential use; the other from the older dwelling immediately to the west, objecting to the light into the existing kitchen window being obstructed (5' sideyards provided).

Cont'd . . .



Manager's Report, August 8, 1975 . . . . . (BUILDING - 2)

Clause #1 continued:

Urban Design Panel

The Urban Design Panel reviewed the revised drawings on June 12, 1975 and recommended that the design be approved.

The Fairview Area Planner has reviewed the proposal and has no objections to the development as now proposed.

RECOMMENDATION

The Director of Planning recommends that Development Permit Application #68802 be approved thereby permitting the construction of a townhouse development on this site containing six dwelling units, subject to the following conditions:

1. Prior to the issuance of the Development Permit:
  - (a) the north 10' of Lots 11 and 12, Block 297, District Lot 526, be first dedicated to the City for lane purposes.
  - (b) the north 10' of Lots 11 and 12 to be first leased from the City for the purposes of ingress and egress (in part)
  - (c) a letter of undertaking is to be first submitted by the owner, to the satisfaction of the City Engineer regarding the grading, drainage, surfacing and maintenance of the northerly 20' of the development to be used as ingress and egress
  - (d) provision and location of a garbage storage area on the site to the satisfaction of the City Engineer
  - (e) fully dimensioned, revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:
    - (i) the grades along the rear of the site (future lane) are in accordance with the City Building Grades, to be obtained from the City Engineer
    - (ii) correct east property line dimensions
    - (iii) finish grades around the building
    - (iv) dimensions of the off-street parking spaces and overhead clearance throughout the parking garage
2. The off-street parking facilities, including the ingress and egress, are to be provided in accordance with the approved drawings and Section 12 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
3. All landscaping and treatment of the open portions of the site, other than area of ingress and egress referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained. " "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

Manager's Report, August 8, 1975 . . . . . (BUILDING - 3)

2. Cedar Cottage N.I.P. Appropriation:  
Brewers Park

The Director of Planning reports as follows:

"The Concept Plan of the Cedar Cottage Neighbourhood Improvement Program as approved by City Council in November, 1974 and subsequently by the senior levels of government placed as first priority the improvement of parks and recreation facilities in the area. The sum of \$281,340.00 was allocated in the Concept Plan for this purpose (the sum was later added to the Beautification and Public Use Area allocation to total \$582,700.00). Following approval of the Concept Plan detailed design of specific parks was begun by staff of the Board of Parks and Recreation working with the Planning Department, the Cedar Cottage N.I.P. Committee and area residents.

Implementation has begun on the first of these parks, China Creek Park, and the Board has now completed estimates for the first stage of the work required for Brewers Park. Because Brewers Park is already fairly well developed, much of the work done through N.I.P. will be directed at improving or modifying existing facilities, (existing tennis courts, playing surfaces, fencing, etc.). The cost of this work is estimated by the Parks Board to be \$56,000.00. Under N.I.P., the City's share of this cost is 25% or \$14,000.00.

When Planning is completed on required new facilities a second report will be prepared and forwarded to City Council.

The Director of Planning recommends:

1. That Council authorize the appropriation of \$56,000.00 from the Cedar Cottage N.I.P. funds for purposes of making improvements to existing facilities at Brewers Park with the understanding that a second appropriation will be required to deal with new facilities on this park."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

INFORMATION

3. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment area of Kitsilano.

Bob's Power Demolition Limited has applied to demolish a single-family dwelling at 1935 West 1st Avenue. A development permit was issued on June 8, 1975, to construct a nine-unit apartment building on the site.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1975, states that:

Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

In accordance with this policy, the owner of the site, L and K Contractors Limited, were contacted by the Planning Department. A partner in the company was informed of this policy and he stated

Manager's Report, August 8, 1975 . . . . . (BUILDING - 4)

Clause #3 continued:

that as of July 1, 1975, the house had been vacant. He stated that the tenants had been given three months notice plus a relocation fee and that this was handled by the real estate Agent who negotiated their purchase of the property.

The above is submitted for the information of City Council. "

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATIONS

- 4. Development Permit Application #70953 -  
1443-1459 Robson Street

The Director of Planning reports as follows:

"On July 15, 1975, Development Permit Application #70953 was filed by Lort & Lort, Architects, to construct a high-rise hotel complex including office, retail, restaurant and lounge facilities on the north-east corner of Nicola and Robson Streets.

The site is located within the area that was approved at a Public Hearing on June 26, 1975 to be rezoned from C-5 Commercial District to (W.E.D.) West End District. The amending By-law to establish the (W.E.D.) West End District and the official development plan will be before Council for enactment on August 12, 1975.

Because the By-law has not been enacted and since this development permit application was filed after the date of the Public Hearing and will not meet the requirements of the proposed (W.E.D.) West End District Schedule, Council may withhold the issuance of the development permit pending the adoption of the amending By-law, in accordance with Section 570 of the Vancouver Charter.

Although the plans submitted with the development permit application have not been fully checked, it is noted that the proposed development greatly exceeds the floor space ratio regulations of the (W.E.D.) West End District, as approved by Council at the Public Hearing on June 26, 1975.

The West End Area Planner is not in favour of the development as proposed.

RECOMMENDATION

In accordance with Section 570 (1) & (2) of the Vancouver Charter, that Development Permit Application #70953, filed on July 15, 1975, be withheld for a period of 30 days from the date of application and a further 60 days pending the adoption of the (W.E.D.) West End District amendment to the Zoning and Development By-law

AND FURTHER

Should City Council enact the By-law to rezone the area, including the subject site, to (W.E.D.) West End District with the applicable regulations and official development plan that Development Permit Application #70953 be denied. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

- 5. 4584 West 1st Avenue

The City Building Inspector reports as follows:

"Council on May 13, 1975, passed the following resolution:

'THAT Council direct the appropriate officials to enter into discussion with the owners to restore the property to its original exterior bulk form and the City be

Manager's Report, August 8, 1975 . . . . . (BUILDING - 5)

Clause #5 continued:

responsible for its share of the costs involved in the error caused by the civic administration in issuing the building permit.'

I have met once with Mr. Culling, one of the developers and have talked to him several times on the telephone. He undertook to talk to the immediately affected neighbours and agreed to meet with them at a later date. He indicated he would be prepared to modify his layout but is not willing to restore it to its original state.

I have also talked with Mrs. Tomsich, and Mr. Robin Clark called me, both of whom are immediate neighbours and are willing to meet. Mr. Clark, however, hoped the meeting would be in September because he would be away on vacation. I undertook to call the meeting at a time when all could be present.

I RECOMMEND the matter be laid over until I can arrange this meeting."

It is

RECOMMENDED that consideration of the building at 4584 West 1st Avenue be laid over until the Building Inspector has met with Mr. Culling and the immediate neighbours.

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be approved.

6. 924 West 7th Avenue - Development Permit  
Application #69473 (Townhouse Development with  
Offices) Zone: CRM-2 Commercial/Multiple  
Dwelling District (Fairview Slopes) Site size:  
100' wide x 120' deep

The Director of Planning reports as follows:

"Development Permit Application #69473 has been filed to construct a 3 storey building containing offices on the main floor and 2 floors above containing 14 dwelling units.

The site is located in the CRM-2 District on the south side of 7th Avenue between Laurel and Oak Streets.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks and height. The floor space ratio proposed is 1.4. Provision is made on site for 22 off-street parking spaces and 1 off-street loading space, having vehicular access from 7th Avenue. No lane exists at this location. The height of the building would be 3 storeys plus a cellar and 25' mean height above the southerly property line. The height to the peak of the roof would be 28'. The overall height would not exceed 35' above a hypothetical line down from front to rear. The building would maintain setbacks of 4' from the 7th Avenue property line, 5'4" from the easterly property line, nil from the westerly property line and 18'6" from the rear property line.

Section 3 of the CRM-2 District Schedule, which regulations are subject to special approval by City Council, states:

"In order to encourage the development of buildings designed to take advantage of the steep north facing slope the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received the report thereon from the Director of Planning. In the exercise of its discretion, the Council shall also have due regard to the following:

Cont'd . . .

Manager's Report, August 8, 1975 . . . . . (BUILDING - 6)

Clause #6 continued:

- (a) The provision of private outdoor living space, daylight, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design.
- (b) For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
  - (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G. of the CRM-2 Multiple Dwelling District Schedule and
  - (ii) the height of a building exceed 35' nor 25' measured from the centre line level of the nearest street directly southward."

City Council on April 8, 1975, adopted the following interim control guidelines for conditional uses in CRM-2 and CRM-3 Districts:

|   | <u>City Council<br/>Guidelines</u> | <u>Proposed<br/>Development</u> |
|---|------------------------------------|---------------------------------|
| Limited commercial use                                    | 25%                                | 12%                             |
| Height above hypothetical line<br>down from front to rear | 35'                                | 33'                             |
| Height above south property line                          | 25'                                |                                 |
| to mean height of sloping roof                            |                                    | 25'                             |
| to peak of sloping roof                                   |                                    | 28'                             |

Notification

Thirty-one neighbouring property owners were notified of this development permit application and no replies were received.

Urban Design Panel

The Urban Design Panel has recommended to the Director of Planning that the design be approved subject to simplification of exterior finishes.

RECOMMENDATION

The Director of Planning recommends that this development permit application be approved thereby permitting the construction of a building on this site containing offices on the ground floor with 14 dwelling units above, subject to the following conditions:

1. Prior to the issuance of the Development Permit:
  - (a) provision and location of garbage storage and pick-up areas to be first approved by the Director of Planning after consultation with the City Engineer and Medical Health Officer
  - (b) landscaping, treatment of the open portions of the site to be first approved by the Director of Planning
  - (c) all crossings are to be approved by the City Engineer
  - (d) an undertaking is to be first submitted in writing to the satisfaction of the Director of Planning, indicating that all services including telephone, television cable, electricity, etc., will be completely underground
  - (e) revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:

Manager's Report, August 8, 1975 . . . . . (BUILDING - 7)

Clause #6 continued:

- (i) finished grades around the building
  - (ii) overhead clearance height for the parking area to be not less than 7' minimum
  - (iii) finished surface access ramp and garage, including the loading and unloading area to be stated
  - (iv) locations and details of all underground parking ventilators
  - (v) curb to be indicated at the underground parking garage
  - (vi) manoeuvring aisles for the two off-street parking spaces located near the access ramp to meet the requirements of Section 12(1)(c)
  - (vii) the southerly 10' of the site (Lots 7 & 8) to be first dedicated to the City for lane purposes and any necessary agreements to be first entered into with the City for use of this portion of the site so dedicated (this 10' portion would be a landscaped area)
  - (viii) the height of the building should not exceed 25' above the south property line
2. All off-street parking facilities and loading are to be provided including surfacing, screening and curbing, in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
  3. All landscaping and treatment of the open portions of the site, other than the off-street parking and loading areas referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
  4. All utilities, including telephone, television cable, and electricity shall be completely underground."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

7. 1165 West 8th Avenue -  
Development Permit Application #69718

The Director of Planning reports:

" Rhone & Iredale, Architects, have filed Development Permit Application #69718 to construct a three-storey plus basement building on this site containing offices on the main floor with 9 dwelling units above. The site is located on the north side of 8th Avenue between Spruce and Alder Streets, and is in the CRM-2 Commercial/Multiple Dwelling District.

There is a similar building existing farther east in this block. The existing building and the proposed building would be separated by an existing dwelling which is being recommended to Council to be designated as a Category A Heritage Building (Steamboat House).

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 Commercial/Multiple Dwelling District Schedule with respect to floor space ratio, setbacks and height.

Cont'd . . .

Manager's Report, August 8, 1975 . . . . . (BUILDING - 8)

Clause #7 continued:

The proposed building would have a floor space ratio of 1.5 in lieu of 0.45; 3 storeys and basement in height in lieu of one storey and basement; 4' front yard in lieu of 24'; 2' rear yard in lieu of 35'; 4' easterly side yard in lieu of 5'; and nil westerly side yard in lieu of 5'.

Section 3 of the CRM-2 District Schedule, in order to encourage the development of buildings designed to take advantage of the steep north facing slope, gives City Council the discretion to permit a building at variance to the regulations of Section 1 with Council to have due regard to the following:

- ' A. The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and the overall design.
- B. For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case however shall:
  - (i) the maximum floor space ratio exceed 1.5 computed or described in Section 1.G of this CRM-2 Commercial/ Multiple Dwelling District Schedule
  - (ii) the height of a building exceed 35' nor 25' measured from the centre line level of the nearest street directly southward.'

City Council on April 8, 1975, adopted interim control guidelines for conditional uses in CRM-2 and CRM-3 Districts.

|   | <u>City Council<br/>Guidelines</u> | <u>Proposed<br/>Development</u>                   |
|---|------------------------------------|---|
| Limited commercial use  | 50%                                | 42%   |
| Maximum height above hypothetical line drawn from front to rear of site | 35'                                | 35' (measured to mean height of the pitched roof) |
| Height above south property line  | 25'                                | 25' (measured to mean height of the pitched roof) |

It should be noted that the above heights are measured to the mean height of the pitched roof of the proposed building as described by the definition of height in the Zoning and Development By-law. The actual total height to the peak of the pitched roof would be 42' above a hypothetical line drawn from front to rear and 30' above the southerly property line.

Notification

Twenty-seven neighbouring property owners were notified of this application, and there were five objections received from neighbouring property owners. Four of the objectors were owners of the properties to the north of the proposal across the City lane. Their objections included blocking of sunlight to the rear areas of their dwellings; loss of privacy to their rear yards and living quarters; access to the parking facilities being provided from the lane rather than from the street endangering children playing in their backyards and the construction not being compatible with the historic value of their homes. The fifth objector was from the property owner immediately to the east of the proposed development. That property owner's objections were with respect to the location of the loading ramp and walkway adjacent to the property line; loss of privacy; loss of view and sunlight.

A check of sunlight angles indicates that the rear of the dwellings to the north would be in shadow for approximately three winter months, from approximately November to January inclusive.

Cont'd . . .

Clause #7 continued:

It is noted that the vehicular access to the 23 underground parking spaces would be from the City lane and due to grade differential, it would not be possible to provide vehicular access from the street. With regard to objections raised by the adjoining easterly property owner, it is noted that the submitted drawings indicate the provision of an off-street loading space immediately adjacent to the easterly property line. This loading bay would be built up to a height of approximately 5' above the front yard of the adjoining property. It is considered that because of the office use only of the main floor, minimal loading would be required and that a solution would be to delete the loading space from the front of the development and since one additional parking space is being proposed underground that this additional space be set aside to accommodate small vehicles loading and unloading.

Urban Design

The Urban Design Panel has recommended approval to the scheme of development.

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The Fairview Area Planner has recommended approval of this development. However, the Planner did not have the opportunity to review the application in light of the objections received from neighbouring property owners. The Fairview Planning Committee reviewed this application on July 31, 1975 with the applicant and the owner of the property immediately to the east. They recommend approval of this development permit application only if an 8 foot side-yard is provided on the easterly property line. This is felt to be necessary because the proposed development does not take into account the character of 1151 West 8th Avenue (Category A Heritage House). By building to the property line, the rear yard is enclosed on both sides at the property line.

City Council on December 18, 1973, refused a development permit application on report from the Director of Planning for a similar building at this location. The building now proposed, after negotiation with the Planning Department, has been redesigned to provide some additional open space and setbacks.

RECOMMENDATION

The Director of Planning recommends that Development Permit Application #69718 be approved, thereby permitting the construction of a building on this site to contain offices on the main floor with 9 dwelling units above, subject to the following conditions:

1. Prior to the issuance of the development permit:
  - (a) arrangements are to be first made to the satisfaction of the City Engineer regarding all non-standard surfacing and treatment of City sidewalks and/or streets;
  - (b) provision and location of garbage storage and pick-up area to be first approved by the Director of Planning after consultation with the City Engineer and Medical Health Officer;
  - (c) an undertaking is to be first submitted in writing to the satisfaction of the Director of Planning indicating that all services including telephone, television cable, electricity etc. will be completely underground;
  - (d) revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:
    - (i) the commercial area clearly indicated as office space only;
    - (ii) the deletion of the proposed loading bay on the easterly boundary of the site and the lowering of that portion of the plaza level to the satisfaction of the Director of Planning;
    - (iii) details of screening and landscaping to the easterly property line;



Clause #7 continued:

- (iv) one of the 23 proposed off-street parking spaces clearly designated for the use of small vehicles loading and unloading office supplies.
- 2. All off-street parking and loading facilities are to be provided including surfacing and screening, in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- 3. All utilities, including telephone, television cable and electricity shall be completely underground.
- 4. The main floor to be used and occupied as office space only. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION

8. Imperial Gas Station at 12th and Cambie

The Director of Planning reports as follows:

"The City Clerk has received a letter from Imperial Oil Limited (Appendix I) requesting that their gas station at 12th and Cambie be permitted to convert to self-serve operation.

The conversion of this station to self-serve was refused by City Council on July 22, 1975. The reasons stated by Imperial Oil for a reconsideration of this decision are:

- (1) They now propose to retain the service bays.
- (2) A building permit was issued in April 1975.

Imperial Oil currently have ten stations on Schedule 'B' of the Licence By-law controlling self-serve stations. This represents 25 percent of their total stations (40) as of April 1, 1975. Comparisons with other companies are shown for information of Council in Appendix II."

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

PLEASE NOTE: Delegation Request on this matter. (See Appendix I)

RECOMMENDATION

9. Encroachment - N/E Corner of Slocan & Dundas

The Director of Legal Services submits the following report:

"At the last meeting of Council Alderman Rankin raised the problem faced by the owner of the above land in attempting to obtain a V.L.A. mortgage.

Manager's Report, August 8, 1975 . . . . . (BUILDING - 11)

Clause #9 continued:

The problem is that the building encroaches slightly on the street allowance, and our normal encroachment agreement, being revocable at any time, is unacceptable to the V.L.A.

I have discussed this matter briefly with the City Engineer and an official of the V.L.A., and it appears that the solution to this problem is to draft an encroachment agreement which is irrevocable for the life of the building, and if so instructed I will arrange to have such an agreement prepared. I recommend that I be so instructed."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 120-1

Manager's Report, August 8, 1975 . . . . . (CLAIMS - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATIONS:

1. Judgment Against Constables Weatherhead, McLean and Carpenter in Civic Action

The Director of Legal Services reports as follows:

"On May 30, 1975 His Honour Mr. Justice Hinkson awarded to Valmond E. Romilly general damages in the amount of \$300 and costs of \$795.22, against Constables Weatherhead, Carpenter and McLean, for false imprisonment, which occurred October 12, 1974.

Mr. Romilly was falsely imprisoned at the Public Safety Building for a brief period of time. Mr. Justice Hinkson's Judgment clearly indicates damages awarded were nominal and little blame was placed on the Officers, although there was a technical false imprisonment. An appeal of this Judgment is not recommended for any of the Defendants.

Payment of the Judgment and taxed costs in the amount of \$1,095.22 is recommended. "

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

2. Claim Number 15931 - Frank Stanzl Construction Ltd.

The Director of Legal Services reports as follows:

"This claim arises from the breaking of a water main opposite 4833 Belmont Street on March 10th, 1975 and subsequent flooding of the adjacent property.

The residence building on this property had been under construction for some time and was due to be completed and turned over to the occupants about the time of this occurrence.

On April 30th, 1974 City work crews excavated and installed a sewer lead into this property. In doing so they excavated below and at right angles to the water main on Belmont Street.

Engineering investigation confirmed that subsequent settlement in the sewer lead excavation backfill caused loss of support for the water main. Settlement of the water main caused it to fracture on March 10th, 1975.

Although our Waterworks crew attended promptly the heavy flow of water from the broken main running down grade into the property destroyed a newly compacted gravel base for pavement and driveways around the building. It also damaged the perimeter drainage system and the area around a swimming pool at the rear of the property. The value of the home on this property is in excess of \$500,000.00.

Repairs and materials were supplied by the contractor constructing the building. These have been checked for cost and found to be reasonable and in order. The total amount involved for material and labour is \$2,636.38.

Cont'd . . .

Clause 2 Cont'd

In the circumstances I believe the City is liable to the contractor constructing the building and to the property owner. I recommend payment in the amount of \$2,636.38 to Frank Stanzl Construction Ltd. to finalize this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

3. Supreme Court Action by the Crown in Right of the Province of British Columbia (Public Works Dept.) - re Preventing Access to Crown Property

The Director of Legal Services reports as follows:

"This claim arises from the closure of the lanes east of Hudson Street, south of 73rd Avenue, and the sale of certain lands, including the area formerly occupied by the stopped-up lanes, to certain property developers.

The effect of the sale of this land to the developers was to deny access to the Department of Public Works for certain parking stalls on their property. Accordingly, the Provincial Government initiated a Supreme Court Action against the City, Hudson Marine Holdings Ltd., Granville Terminals Ltd., Big Spring Properties Ltd. and Bordignon Masonry Ltd. As against the City, the Provincial Government asked damages or compensation for the stopping up of the access lanes which deprived them of access to their lands, and damages for reduction in the market value of their land. They also sought a declaration that the Resolution passed by the City on the 22nd day of January, 1974, stopping up the lanes, was void in that the City failed to offer them (an abutting owner) the opportunity to purchase the lane lands.

We are satisfied that the Provincial Government is correct in its allegation that no opportunity was afforded them to offer to purchase the lane land. Subsequently discussions took place between representatives of all parties to the dispute, with the object, firstly, of providing some solution for the Plaintiff's problem, and also to have the action withdrawn and settled.

One suggestion was that the City should buy back sufficient land to provide access. This would have cost an estimated \$4,000, and was eventually discarded in favour of an agreement between the developers and the Provincial Government, whereby the Provincial Government is to be granted an easement over the developers property so as to allow access to the parking area. However, due to changes in ground level arising out of the new construction, it will be necessary to construct a small ramp from the developers' property to the Crown property. The City Engineer advises that the cost of this reinstatement will be approximately \$8,300. However, this department has agreed with the solicitor for the developers that the City would be prepared to consider paying the lesser of (a) the cost of reinstatement, or (b) \$3,000. No costs of legal action to be taxed against the City and the legal costs of the easement agreement to be settled between the developers and the Provincial Government, (i.e. not to involve the City).

Manager's Report, August 8, 1975 . . . . . (CLAIMS - 3)

Clause 3 Cont'd

In the circumstances I believe that the Provincial Government has a valid claim against the City, which might well not be confined to the cost of reinstatement, but perhaps also involve general damages.

I therefore recommend payment in the amount of \$3,000 to Messrs. Norton, Stewart, Norton, Johns & Cave, solicitors for the developers, who will be responsible for the work of reinstatement, in order to finalize this claim."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 122

Manager's Report, August 8, 1975 . . . . . (TRAFFIC - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Speed Deterrent Bumps - Higher Zoned Lanes

The City Manager submits the following report of the City Engineer:

"Council on 2 May 1974, dealing with a request for Speed Deterrent Bumps in a residential lane, established the cost-sharing as:

2/3 City - 1/3 Property Owners

This cost-sharing was subsequently incorporated in the By-law.

We now have requests for Speed Deterrent Bumps in lanes in Multiple Dwelling and Commercial Zones. Before we can deal with these the cost-sharing must be established. It would be in keeping with other local improvements for the property Owners in the higher zones to pay a larger share of the cost and it is suggested that the above formula be reversed to:

1/3 City - 2/3 Property Owners

for the higher zones.

I RECOMMEND that the costs of Speed Deterrent Bumps in lanes in Multiple Dwelling, Commercial and Industrial Districts be borne 1/3 by the City and 2/3 by the Property Owners. (The necessary By-law to amend the Local Improvement Procedure By-law has been prepared and can be dealt with later this day.)"

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

2. Request for Street Closure - 900 Bidwell Street

The City Manager submits the following report of the City Engineer:

"In correspondence dated July 22, 1975, (see attached) the Neighbourhood Services Association of Greater Vancouver advised that their Gordon House Services Association is sponsoring a mini folk festival on Saturday, August 23, 1975.

The festival will take place in the applicant's building and surrounding grounds at 1705 Nelson Street, however they do request the closure of Bidwell Street from Nelson Street to the lane north of Nelson Street from 4 p.m. to 10 p.m. on Saturday August 23rd, 1975. This portion of the street is primarily to provide an area for people to participate and observe the ethnic dances involved in the festival.

There are no objections from a traffic engineering standpoint and B.C. Hydro is not affected by the closure.

Accordingly, it is RECOMMENDED that the Gordon House Neighbourhood Association be permitted to close to vehicular traffic, Bidwell Street from Nelson Street to the lane north of Nelson Street on Saturday, August 23, 1975, from 4 p.m. to 10 p.m. subject to the following conditions:

- a. The applicant enter into a satisfactory agreement with the Director of Legal Services indemnifying the City against any claims arising from this event.
- b. The cost of temporary traffic controls to be borne by the applicant.
- c. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
- d. Unrestricted access to be provided for emergency vehicles."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Request for Additional Bus Stops,  
Cassiar Street at Triumph Street

The City Manager submits the following report of the City Engineer:

"The #89 Queens bus provides a half-hourly service from North Vancouver to and from the Kootenay Bus Loop. The service enters Vancouver over the 2nd Narrows Bridge and travels on Cassiar and Hastings Street to the Bus Loop.

At present, north and southbound stops exist on Cassiar at Oxford Street, immediately south of the Bridge approaches. Patronage is light, and it has not been necessary to date, to establish an additional stop in the five blocks between Oxford and Hastings Street.

A request has now been received from a patron of the Exhibition Park facilities for bus stops at Triumph Street. Triumph Street connects directly with the entrance to the Empire Stadium Parking Lot and Exhibition Park. The existing bus stop arrangement does not conform to the Selective Stop Policy, and since the additional stop will be used almost exclusively in connection with functions at the Empire Stadium or Exhibition Park, at a time when usage is expected to be heavy, it would be appropriate to establish north and south bound stops at this intersection. The B.C. Hydro and Power Authority has examined the proposal and is prepared to service the stops upon receipt of City approval.

Accordingly it is RECOMMENDED:

- A. That a bus stop be established on the east side of Cassiar Street at Triumph Street.
- B. That a bus stop be established on the west side of Cassiar Street at Triumph Street ".

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 722

MANAGER'S REPORT, August 8, 1975 . . . . . (FINANCE)

FINANCE MATTERS

A-7

RECOMMENDATION

1. Oxygen Detection Meters.

The City Manager submits the following report of the City Engineer:

"Section 12.04 of the Worker's Compensation Board regulations require workmen, entering manholes or underground vaults, to have equipment to test for oxygen deficiency and flammable gases. The Worker's Compensation Board has recently commenced the strict enforcement of this regulation.

Essential work by the Electrical Operations Branch of installing and splicing cables in B. C. Telephone Co. manholes was stopped due to the lack of proper ventilating and oxygen detection equipment. To expedite the return to essential work, funds for the required equipment costing \$2,250.00 were used from Account 8063/4631 'General Construction Supplies'. However, neither this account nor any other Electrical Operations Branch Revenue Account has sufficient surplus funds to cover this cost.

Similarly, for the Water Works Operations Branch to be able to comply with the Worker's Compensation Board regulations it is necessary to purchase three combined combustible gas and oxygen detection meters. The level of regular maintenance does not permit the sharing of equipment between Operation Branches. Funds were not appropriated in the 1975 Water Works Revenue Budget for this equipment. It is not feasible to obtain funds from this years Water Works Revenue Accounts without a reduction in the level of service. The cost for this equipment is estimated to be \$2,500.00.

The Comptroller of Budgets advises that should Council wish to authorize the transfer of \$4,750.00 for the purchase of this equipment, the funds can be allocated from Contingency Reserve.

The City Engineer RECOMMENDS that \$2,250.00 be transferred from Contingency Reserve to Electrical Operations Branch Account 8063/4631 and an additional \$2,500.00 be allocated from the Contingency Reserve for the purchase of three additional combined combustible gas and oxygen detection meters for the Water Works Operations Branch."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

2. Britannia Community Services Centre.

The Director of Legal Services reports as follows:-

"On 29 May, 1973, Council adopted the recommendations of the Standing Committee on Community Development of 17 May, 1973, namely:- the approval of the plans for the Britannia Community Services Centre (the "Centre") and the proposed organization and administration of the Board of Management for the Centre. The Britannia Community Services Centre Society (the "Society") was subsequently incorporated with the object of operating the Centre, the operations of the Society to be chiefly carried on in the Grandview-Woodlands and Strathcona areas. The lands upon which the Centre is being constructed are owned by the City and the Board of School Trustees of School District No. 39 (Vancouver) (the "School Board"). The cost of constructing the Centre is being borne by the City and the School Board.



Clause No. 2 Continued.

In order to implement the said recommendations of the Standing Committee, it was necessary to determine the terms and conditions upon which the Society would manage the Centre on behalf of the City and the School Board. After considerable discussion among representatives of the City, School Board, Park Board, Library Board and the Society, a proposed management agreement has been reached between the City, School Board and the Society, a copy of which agreement is filed with the City Clerk for information. The proposed agreement is dated as of 1 April, 1975, and contains the following principal terms:-

1. The term is three years which may be terminated by either party on ninety days' notice.
2. The Society is required, inter alia, to develop and provide community services and programmes to meet the needs of the public in the neighbourhood in which the Centre is situated and encourage the use of such services and programmes.
3. The community services and programmes in the Centre and the schedules therefor are to be established and provided by the Society in consultation with the School Board, Park Board and Library Board.
4. The rate policy to be used by the Society in respect to the fees for the use of the facilities in the Centre shall be subject to the approval of the City Council.
5. The Society is required to keep proper account of its income and expenditures and provide the Director of Finance with an annual audited statement of such income and expenditures.
6. The Society to submit annually to the City Council for approval the proposed operating, maintenance and capital budget of the Society with respect to the Centre. The monies in the budget as approved shall be paid to the Society monthly in amounts as the Director of Finance and the Society agree are necessary for the operation of the Centre.
7. The School Board will repair and maintain the buildings of which the Centre is composed, maintain the grounds and employ security guards and custodial staff, the cost thereof to be borne by the City and the School Board.
8. The Society may enter into operating agreements with the City, School Board, Park Board and Library Board as it may deem advisable for the implementation of this agreement. No such agreement shall be entered into with the Park Board or the Library Board without the approval of the City.

The terms of the operating agreements have been settled by the parties and the following agreements require the approval of Council:-

1. Agreement between the Society, Library Board and School Board in respect to an integrated programme and administrative structure for the library facility.

Clause No. 2 Continued.

2. Agreement between the Society and the Park Board in respect to the provision of programme and administrative support staff and funding for recreation services to meet the interests and priorities of the residents of the Grandview-Woodlands and Strathcona areas.

Copies of these agreements filed with the City Clerk for information.

It is RECOMMENDED that

A. the said agreement dated as of 1 April, 1975, and made between the City, the School Board and the Society respecting the management of the Centre be approved and the same executed on behalf of the City;

B. the said agreement between the Society, the Library Board and the School Board in respect to the library facility in the Centre be approved;

C. the said agreement between the Society and the Park Board respecting the provision of programme and administrative support staff and funding for recreation services be approved."

The City Manager RECOMMENDS that the Director of Legal Services' recommendations be approved.

3. Investment Matters (Various Funds) June 1975.

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of June 1975.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

| Date | Type of Security  | Maturity Date | Maturity Value         | Cost                   | Term Days | Annual Yield % |
|------|---|---------------|------------------------|------------------------|-----------|----------------|
|      | <u>Chartered Bank Deposit Receipts and Government Notes</u> |               |                        |                        |           |                |
| 1975 |   |               |                        |                        |           |                |
| me 4 | Mercantile Bank of Can.                                     | July 15/75    | \$ 997,085.94          | \$ 988,954.30          | 41        | 7.32           |
| 5    | Mercantile Bank of Can.                                     | July 15/75    | 997,560.42             | 989,611.00             | 40        | 7.33           |
| 12   | Bank of Nova Scotia   | Sept 16/75    | 1,528,800.00           | 1,500,000.00           | 96        | 7.30           |
| 13   | Bank of Montreal  | Aug 1/75      | 2,019,277.81           | 2,000,000.00           | 49        | 7.18           |
|      | Bank of Montreal  | Aug 5/75      | 1,010,440.27           | 1,000,000.00           | 53        | 7.19           |
| 17   | Greater Vanc. Water Dist.                                   | June 20/75    | 993,849.43             | 993,256.74             | 3         | 7.26           |
| 19   | Bank of Nova Scotia   | Nov 14/75     | 1,030,208.22           | 1,000,000.00           | 148       | 7.45           |
|      | Toronto Dominion Bank                                       | Sept 15/75    | 1,017,358.90           | 1,000,000.00           | 88        | 7.20           |
| 20   | Bank of British Columbia                                    | Sept 19/75    | 508,888.08             | 500,000.00             | 91        | 7.13           |
|      | Bank of Montreal  | June 23/75    | 1,000,226.03           | 1,000,000.00           | 3         | 2.75           |
| 23   | Provincial Bank of Canada                                   | Sept 17/75    | 1,000,000.00           | 983,090.84             | 86        | 7.30           |
| 24   | Greater Vanc. Water Dist.                                   | July 17/75    | 700,000.00             | 696,904.03             | 23        | 7.05           |
|      | B.C. Hydro & Power Auth.                                    | July 17/75    | 50,222.12              | 50,000.00              | 23        | 7.05           |
| 25   | Bank of Canada  | June 26/75    | 1,500,302.05           | 1,500,000.00           | 1         | 7.35           |
| 26   | Provincial Bank of Canada                                   | Oct 15/75     | 1,533,528.08           | 1,500,000.00           | 111       | 7.35           |
|      | Bank of British Columbia                                    | Oct 15/75     | 2,044,278.36           | 2,000,000.00           | 111       | 7.28           |
| 27   | Bank of British Columbia                                    | Nov 14/75     | 2,056,843.84           | 2,000,000.00           | 140       | 7.41           |
|      | Toronto Dominion Bank                                       | June 30/75    | 1,000,493.15           | 1,000,000.00           | 3         | 6.00           |
| 30   | Bank of British Columbia                                    | Nov 17/75     | 2,056,920.55           | 2,000,000.00           | 140       | 7.42           |
|      | Toronto Dominion Bank                                       | July 2/75     | 2,000,547.95           | 2,000,000.00           | 2         | 5.00           |
|      |   |               | <u>\$25,046,831.20</u> | <u>\$24,701,816.91</u> |           |                |

Clause No. 3 Continued.

SINKING FUND TRANSACTIONS (PURCHASES)

| Date  | Type of Security         | Maturity Date | Maturity Value      | Price               | Cost         | Term Yrs/Mos | Annual Yield % |
|---|--------------------------|---------------|---------------------|---------------------|--------------|--------------|----------------|
| <u>Debentures</u>   |                          |               |                     |                     |              |              |                |
| 2   | City of Van. 8.5%        | June 2/85     | \$120,723.12        | \$100.00            | \$120,723.12 | 10/0         | 8.5            |
| 6   | City of Van. 5.0%        | May 1/78      | 1,000.00            | 91.125              | 911.25       | 2/11         | 8.5            |
| 10  | City of Van. 5.75%       | Oct 15/77     | 3,000.00            | 93.75               | 2,812.50     | 2/4          | 8.75           |
| 12  | City of Van. 9.25%       | Sept 1/90     | 100,000.00          | 93.43               | 93,430.00    | 15/3         | 10.10          |
| 19  | City of Van. 6.0%        | Jun 15/80     | 2,000.00            | 85.96               | 1,719.20     | 5/0          | 9.60           |
| 20  | City of Van. 5.0%        | May 1/78      | 2,000.00            | 90.75               | 1,815.00     | 2/10         | 8.75           |
| 23  | City of Van. 8.5%        | Dec 3/93      | 50,000.00           | 87.10               | 43,550.00    | 18/5         | 10.05          |
| 24  | City of Van. 8.0%        | Apr 1/91      | 214,000.00          | 86.02               | 184,082.80   | 15/9         | 9.75           |
| 30  | City of Van. 8.0%        | Apr 2/93      | 1,000.00            | 83.00               | 830.00       | 17/9         | 10.05          |
|   |                          |               | <u>\$493,723.12</u> | <u>\$449,873.87</u> |              |              |                |
| <u>Chartered Bank Deposit Receipts and Government Notes</u> |                          |               |                     |                     |              |              |                |
| 23  | Bank of British Columbia | Oct 1/75      | 2,549,726.03        |                     | 2,500,000.00 | 100 days     | 7.26           |
|   |                          |               | <u>3,043,449.15</u> | <u>2,949,873.87</u> |              |              |                |

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY  
AS AT JUNE 30, 1975.

| Type of Security                                     | Par or Maturity Value  | Cash or Book Value      |
|--|------------------------|-------------------------|
| Chartered Bank Deposit Receipts and Government Notes | <u>\$40,635,357.14</u> | <u>\$39,634,885.50"</u> |

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for June be approved.

INFORMATION

4. Sewerage Facilities Assistance Act.

The following report has been received from the Director of Finance:

"City Council at its meeting on April 22, 1975, approved the recommendation of the Standing Committee of Council on Finance and Administration, dated April 10, 1975, that representations be made to the Provincial Government to include sewer and pollution control debt charges for debt other than 20 years in the calculation for assistance under the Sewerage Facilities Assistance Act.

The reason for the request was that the City had issued in past years fifteen year sewer debt and had also paid for sewer work from the Supplementary Capital Budget. Neither of these could be taken into consideration in determining the grant under the Sewerage Facilities Act.

Clause No. 4 Continued.

The following letter has been received from Mr. R.W. Prittie, the Deputy Minister of Municipal Affairs and Inspector of Municipalities:

'The recommendations have been reviewed by the staff and although we do not disagree with the merit of such changes it must be recognized that the Sewerage Facilities Assistance Act is one of "Economics". As there are only limited funds available for any particular programme the 20 year limit is considered a reasonable approach. Those municipalities which are able to absorb additional debt charges and capital contributions from current revenue, without undue difficulty, should be encouraged to do so. In addition, those municipalities which have had such a policy in the past and hopefully will retain in the future, should be commended.

The proposed changes in assessments to 100% of market will of course require the necessary amendments to the Sewerage Facilities Assistance Act in order to retain the relative balance in the amount of the grant.'

In view of the foregoing, the City will of course have to make sure that all its sewer debt is done under straight twenty year financing so that it may qualify for inclusion in the grant calculation."

The City Manager submits the foregoing report of the Director of Finance for Council's INFORMATION.

5. 'Poser' and 'Reser' Expenditures.

"The Director of Social Planning submits information reports twice yearly to City Council on Departmental expenditures made from the Purchase of Outside Services (POSER) and his Research (RESER) accounts.

Single expenditures of \$5,000 and over require prior Council approval.

STATUS OF ACCOUNTS - JANUARY 1 TO JUNE 30, 1975

POSER - \$40,500

|  | <u>Committed</u> | <u>Paid</u> |
|--|------------------|-------------|
| Honorarium to Citizens' Committee (Antoinette Lodge) | \$45.21          | \$45.21     |
| * Consultant - Recreation Study                      | 3,300.00         | 3,300.00    |
| Consultant - Integrated Information Systems          | 3,020.00         | 3,020.00    |
| Transportation - Elderly Citizen                     | 16.00            | 16.00       |
| * The Vancouver Book                                 | 5,000.00         | 4,700.00    |
| Relocation - East Hotel                              | 753.50           | 753.50      |
| Housing Registry/Relocation Service                  | 1,200.00         | 1,200.00    |
| Britannia Community Services Centre                  | 1,500.00         | 1,500.00    |
| Prints, materials - ASPO Conference                  | 595.89           | 595.89      |
| * Public Opinion Survey-Recreation Study             | 650.00           | 650.00      |
|  | \$16,080.60      | \$15,780.60 |

Clause No. 5 Continued.

RESER - \$32,000

|   |                    |                   |
|---|--------------------|-------------------|
| Demographic Analysis                                      | \$1,285.00         | \$1,285.00        |
| Phase II Amenities-Granville Mall                         | 1,000.00           | 1,000.00          |
| Consultant-community data programming,<br>social research | 4,832.00           | 3,020.00          |
| * Kitsilano Population Survey                             | 7,000.00           | 3,200.00          |
|   | <u>\$14,117.00</u> | <u>\$8,505.00</u> |

\* Previously approved by Council

NB Details of expenditures are available in the Social Planning Department."

The City Manager submits the above report of the Director of Social Planning for Council's INFORMATION.

CONSIDERATION

6. Local Initiatives Program 1975 - 1976.

The City Manager submits the following report of the City Engineer:

"On July 18, 1975, as was the practice in preceding years, application forms and guidelines were circulated by Engineering to City Departments requesting submissions for Local Initiatives Program (L.I.P.) projects.

Submissions to the local Job Creation Branch of Manpower and Immigration must be post-marked no later than midnight, September 12, 1975; we have requested that completed applications be returned to us by August 19, 1975 so that projects may be analyzed, tabulated and summarized for report.

In 1974, approximately 38 projects were reviewed; it is expected that a similar number will be submitted in 1975.

A detailed review of all projects may be more than Council would wish to undertake at a regular meeting; we would suggest, that as in prior years, the proposals be submitted to the Standing Committee on Finance and Administration with authority, to make application for projects on the City's behalf. Applications approved by the Standing Committee would be subject to formal confirmation by Council. The Director of Finance suggests that Council may also wish to limit the City's share of Revenue Budget funds to a maximum of \$100,000.00.

The City Manager submits the above matter to Council for CONSIDERATION.

RECOMMENDATION

7. Tenders, Installation of Sewage System, Heather St. Marina.

The City Manager submits the following report of the False Creek Development Consultant:

In accordance with the recommendations of the Development Consultant, approved by Council on July 8, 1975, competitive tenders have been invited for the installation of a patent Vacusan Sewage System, to be purchased by the City.

Tenders for Installation of Sewage System for the Heather Street Marina, were opened on July 28th, 1975 and referred to the False Creek Development Consultant for tabulation and report to the City Manager.

One tender only was received, from Commonwealth Construction Co. Ltd. in the sum of \$12,820.00. To this figure must be added the \$14,800.00 for the purchase of a patent Vacusan Sewage System, giving a total of \$27,710.00. This is \$1,810. or 7% above the budget figure.

RECOMMENDATIONS :

- A) It is recommended that the contract for the installation of a sewage system be awarded to:  
  
Commonwealth Construction Ltd., 700 Taylor Street,  
Vancouver, B.C.
- B) That a net total of \$1,810. be transferred from the remaining Marina Contingency Account of \$46,048. which, along with the approved budget for the sewage system service, will cover the recommended contract figure.

The City Manager RECOMMENDS that the recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7/7

PROPERTY MATTERS

RECOMMENDATION

1. Assignment of Waterlot Lease #6924  
Carrington Street Wharf

The Acting Supervisor of Property & Insurance reports as follows:

"On February 11th, 1975 City Council approved purchase of Lot B, Block 14, D.L. 196 & 306, located at the foot of Carrington Street, from the Greater Vancouver Sewerage & Drainage District. The lot measures approximately 288' x 150', and is zoned RS-1, has approximately 288 feet of frontage on the Fraser River and is improved with a commercial dock. The commercial dock occupies a portion of waterlot 6924 which is leased from The North Fraser Harbour Commissioners to the Greater Vancouver Sewerage & Drainage District for a term expiring December 21st, 1975.

The City of Vancouver as the upland owner is now required to obtain a lease of the waterlot and The North Fraser Harbour Commissioners are agreeable to an assignment of the current lease in the interim, also a renewal in the future.

RECOMMENDED that the City of Vancouver apply to the North Fraser Harbour Commissioners for an assignment of waterlot lease 6924 from the Greater Vancouver Sewerage & Drainage District to the City of Vancouver also a new lease of the waterlot upon expiry on December 21st, 1975.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. RENTAL REVIEW - Lease of the North 7' and  
the South 10' of Lot 7, Block 299, D.L. 526  
Sit: S/S 6th Avenue West of Ash Street  
Known as 636 West 6th Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"The North 7' and the South 10' of Lot 7, Block 299, D.L. 526, situated on the South side of 6th Avenue, West of Ash Street, are presently leased to H. C. Kennedy Investments Ltd. for a 10 year period commencing October 1st, 1970 subject to a six month's cancellation clause and a 5 year rental review. The front portion is utilized as a landscaped area and the rear portion for warehousing.

The current lease is subject to a rental review on October 1st, 1975 and the lessee, H. C. Kennedy Investments Ltd. has agreed to a rental increase from \$340.00 per annum to \$573.00 per annum effective October 1st, 1975. This rental is considered to be fair and reasonable.

RECOMMENDED that the foregoing rental increase be approved effective October 1st, 1975 for the remaining term of the lease.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Sale of Properties-W/S Hoy St.  
between 29th Avenue and Moscrop Street

The Acting Supervisor of Property & Insurance reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public on July 28, 1975.

RECOMMENDED That the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

Clause #3 Continued:

Blocks 89 & 102, District Lot 36, Plan No. 14949  
West side Hoy Street between 29th Avenue and Moscrop Street

| <u>Name</u>                     | <u>Approx.<br/>Size</u>     | <u>Purchase<br/>Price</u> | <u>Terms</u> | <u>Conditions</u> |
|---------------------------------|-----------------------------|---------------------------|--------------|-------------------|
| <u>Lots "F" and "J"</u>         |                             |                           |              |                   |
| Bawn Const. Ltd.                | (F) 41' X 113'              | \$33,376.00               | City Terms   | Easement          |
|                                 | (J) Irreg<br>5,375 sq. ft.  | \$33,376.00               | City Terms   |                   |
| <u>Lot "G"</u>                  |                             |                           |              |                   |
| Berislav B. Brunac              | 44' X 122'                  | \$37,111.00               | City Terms   | Easement          |
| <u>Lot "H"</u>                  |                             |                           |              |                   |
| Mr. Dennis C.K. Cheung          | 44' X 122'                  | \$37,661.00               | City Terms   |                   |
| <u>Lot "I"</u>                  |                             |                           |              |                   |
| H.&P. Loewen Contractors Ltd.   | 44' X 122'                  | \$36,781.00               | City Terms   |                   |
| <u>Lot "K"</u>                  |                             |                           |              |                   |
| Frank Nicoletti                 | Irreg.<br>6,939 sq. ft.     | \$36,110.00               | City Terms   |                   |
| <u>Lot "L"</u>                  |                             |                           |              |                   |
| Wenzel Enterprises Ltd.         | Irreg.<br>6,060 sq. ft.     | \$36,781.00               | City Terms   |                   |
| <u>Lot "M"</u>                  |                             |                           |              |                   |
| Bing Kuen Chui                  | Irreg.<br>7,922 sq.         | \$37,900.00               | City Terms   |                   |
| <u>Lots "N" and "O"</u>         |                             |                           |              |                   |
| Trans-Pacific Development Corp. | (N) Irreg.<br>5,101 sq. ft. | \$36,781.00               | City Terms   |                   |
|                                 | (O) Irreg.<br>4,905 sq. ft. | \$36,781.00               | City Terms   |                   |

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

| <u>Property</u>  | <u>Project</u>                         | <u>Successful<br/>Bidder</u> | <u>City To<br/>Pay</u> | <u>Code No.</u> |
|--|--|------------------------------|------------------------|-----------------|
| 135 West 10th Avenue<br>legally described as<br>lot 12, Block 380-A,<br>D.L. 526 | Civic Purposes<br>(Damaged by<br>Fire) | P. Blackall                  | \$1,100.00             | 3357/-          |

---This demolition includes the Sheds.

---This demolition was approved by Council on June 19, 1975

Cont'd



Clause #4 Continued:

|  |                            |             |            |                                       |
|--|----------------------------|-------------|------------|---------------------------------------|
| 2) 4805, 4885 & 4893<br>Boundary Road,<br>(7 of A and 5 & 6 of<br>B, Block 108, D.L.<br>36 & 51) | Family Housing<br>Purposes | George Muys | \$1,425.00 | 4912-459<br>4912-457<br>&<br>4912-460 |
|--|----------------------------|-------------|------------|---------------------------------------|

---This demolition includes the foundations.

|   |                    |  |          |       |
|---|--------------------|--|----------|-------|
| 3) 2225 & 2236 E. 29th<br>Avenue,<br>Legally described as<br>9 of 2 & 5 of 3,<br>Blocks B & 10, D.L.<br>393 | Brock Park<br>Site | Johnston &<br>McKinnon<br>Demolitions<br>Limited | \$725.00 | 4189/ |
|---|--------------------|--|----------|-------|

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 1223



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON HOUSING & ENVIRONMENT

July 24, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, July 24, 1975, at 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Boyce  
Alderman Cowie  
Alderman Rankin

ABSENT: Alderman Bird

CLERK: Ron Demofsky

INFORMATION & RECOMMENDATION

1. Housing Status Report

The Committee considered the Housing Planner's status report on 'Government Assisted Housing in the City of Vancouver' dated July 18, 1975.

During discussion of this report, which is on file in the City Clerk's Office, the Chairman expressed alarm that approximately 1,050 units of family and senior citizen housing were being held up due to Provincial Government funding constraints. The Committee agreed that due to high land costs in the City of Vancouver, several housing projects did not fall within the financial guidelines established by senior governments. The City would therefore have to write down land costs to non-profit organizations.

During further discussion of this report, the following points were noted:

- Semlin-Triumph-Pandora

Mr. D. Vanin of the G.V.R.D. advised that G.V.R.D. applied for rezoning on April 1, 1975, and to date no public hearing date has been set. A similar situation existed with the site at 2500 Grandview Highway and Penticton.

The Chairman advised that Council on October 29, 1974, approved the Housing Committee recommendation:

"THAT all departments involved with the development of social housing in the City of Vancouver (e.g. Permits and Licenses, Planning, Social Planning, Building and Engineering) be instructed to give any matters pertaining to such housing, immediate attention to thus facilitate development."

The Housing Planner advised that she would check into these two matters in order to expedite them.

- 2100 West 42nd Avenue  
Kerrisdale Legion

RESOLVED

THAT representatives of the Kerrisdale Legion and merchants in the area of 2100 West 42nd Avenue be invited to the next meeting of this Committee to discuss the proposed senior citizen housing project for this site.

cont'd....

Clause No. 1 continued

- Cheshire Homes Society  
Ash Street & Marine Drive

Mr. T. DuMoulin of Cheshire Homes was present and submitted a brief advising that no funding commitment for this project would be forthcoming from the Provincial Government this year. However, the request would be resubmitted in the fall of this year in the hope that it would be given high priority for 1976 funding.

The brief also advised that the completion date of July 8, 1975, for the purchase from the City of land at \$210,000 has now expired. A letter seeking an extension for one year to July 8, 1976, was sent to the City's Property and Insurance Office on June 27, 1975.

RESOLVED

- (a) THAT the above-noted brief submitted by Cheshire Homes Society of B.C. be received;
- (b) THAT this Housing Status Report dated July 18, 1975, be received;
- (c) THAT the Chairman be instructed to write to the Provincial Government informing them of the approximately 1,050 units of family and senior citizen housing being held up due to funding constraints of the Provincial Government;

FURTHER THAT the Chairman request them to advise of the soonest possible date funding for these projects will be available.

RECOMMENDED

THAT a one year extension on the completion date for the purchase of the City-owned site at Ash Street and Marine Drive to the Cheshire Homes Society from September, 1975, to July 8, 1976, be granted.

(Note from Clerk: Council on July 22, 1975, when considering a Manager's Properties report dealing with this housing project, moved 'THAT the Cheshire Homes Society be granted an extension to the sale date for two months, and the Society be asked to present a detailed progress report to the Housing Committee on its position, including its request for an extension to July 8, 1976.'))

RECOMMENDATIONS

2. Rent Controls

The Committee considered a letter from Mr. K.V. Shepherd dated June 18, 1975, requesting permission to enter into a tenancy agreement with the City for a term of three years plus one day under Section 20(1)(d) of the Landlord and Tenant Act, thus allowing him to increase rents higher than the maximum allowable increase in the Landlord and Tenant Act.

Mr. Shepherd and representatives of the Rent Review Commission were present this day.

The Chairman advised that the Rent Review Commission was presently reviewing some of its policies on rent control and requested the representatives of the Rent Review Commission to bring the Committee up to date on the present status of this matter.

Representatives of the Rent Review Commission advised that they were presently looking at two options with regards to rent control. The present 10.6% allowable rent increase was made up of a 7.1% increase in operating expenses and a 3.5% increase in interest rates. Under the proposed policy, if operating expenses or interest rates were higher than those used in the maximum rent increases calculated, a larger rent increase could be allowed.

Clause No. 2 continued

As the new rent control policy is near completion, public meetings will be held in order to get public input. They would also accept Council input before the final report is produced.

The Committee agreed that allowing Mr. Shepherd to enter into a 3 year plus 1 day lease with the City would establish a precedent, and several other landlords would follow suit.

RECOMMENDED

- (a) THAT the Rent Review Commission meet with Council in August, 1975, to discuss their new rent control policies before they are finalized;
- (b) THAT the letter from Mr. K.V. Shepherd dated June 18, 1975, be received.

3. Sale of Former Haro Park Site

The Committee considered a Manager's report dated June 11, 1975. During discussion of this report which outlines objectives and design, land acquisition and eligibility of project for capital contribution, the Committee noted that this land was transferred to the City for \$350,000 for development of senior citizen housing.

RECOMMENDED

- (a) THAT Vancouver City Council rescind its resolution of March 13, 1973, "THAT it (Lots 23 to 26, Block 32, District Lot 185) be offered for sale to the Provincial Government for the purpose of the Government developing specified housing on the property and the Chairman and the Acting Director of Planning co-ordinate this proposal and subsequently report back on progress made."
- (b) THAT Vancouver City Council authorize the sale of Lots 23 to 26, Block 32, District Lot 185, to the B'nai B'rith Foundation, the principal sponsoring agency, for the purposes only of the project described in this report, on the following conditions:-
  - (i) Purchase price to be \$350,000 plus carrying charges, or payable on City terms at the interest current at the date of sale.
  - (ii) A development permit to be obtained by the B'nai B'rith Foundation for the proposed Multi-Purpose Service Centre for Geriatric Care on the site described above;
  - (iii) Adjustment for the then current year's taxes to be made from the date of sale.
  - (iv) An option (or other documentation deemed preferable by the Director of Legal Services), in favour of the City to repurchase the site at the net sales price in the event construction does not commence to the point where the foundations have been poured within 18 months from the date of sale, or is not completed within 36 months from the date of sale;
  - (v) The date of sale to be the date of the letter of acceptance from the purchaser;
  - (vi) The purchaser to enter into any easement agreements that may be required by the City;
  - (vii) The offer of the City of Vancouver to sell this property on the foregoing terms to be open for acceptance by the B'nai B'rith Foundation until February 29, 1976.
- (c) THAT the Director of Social Planning, in consultation with the Director of Planning, be responsible for monitoring the progress of the project and lending such assistance and support to the sponsors of the project as may from time to time be required.

4. Housing Registry & Relocation Service

Council on June 17, 1975, approved the Housing and Environment Committee's recommendation that City funds for support of several autonomous decentralized agencies for the fiscal year April 1, 1975, to March 31, 1976, not exceed \$31,987 - these funds together with the 2/3 grant from the Provincial Government (\$63,974) to be allocated to the various agencies following report back from Social Planning.

Council also approved a further two month interim grant of \$14,146 for the months of June and July for the Red Door and Y.W.C.A.

The Committee considered a City Manager's report dated July 7, 1975, which is on file in the City Clerk's Office, stated in part:

"On March 31st, 1975, funding for the fiscal year 1974 - 1975 ended for registry and relocation services in Vancouver. Funds available for the fiscal year April 1st, 1975 - March 31st, 1976, are \$95,962. based on a 15c per capita grant from the Province matched by a 7 1/2c grant from the City. The City's share amounts to \$31,987. Population calculations for grant purposes are based on a 1971 census figure of 426 530 persons.

In April of this year, City Council advanced \$12,216. of the available 1975 - 1976 amount as a two month (April - June) interim grant to the two agencies funded last year -- the YWCA and the Red Door. The interim grant was coupled with instructions for the Social Planning Department to meet with interested agencies in the registry and relocation field and develop a central computerized concept for delivering the service.

On May 22nd, 1975, the Standing Committee on Housing and the Environment rejected the computer structure brought forward and adopted a recommendation of the City Manager for providing registry and relocation services by funding existing agencies within the budget limitation prescribed by per capita funding detailed in the Provincial - Municipal sharing agreement (R-100).

On June 17th, 1975, City Council approved the May 23rd recommendations of the Housing and Environment Committee and also approved a further two month interim grant of \$14,146. for the months of June and July for the Red Door and the YWCA.

The remaining amount available for registry and relocation services is \$69,600.

Requests are as follows:

|                   |             |           |
|-------------------|-------------|-----------|
| YWCA              | (8 months)  | \$26,668. |
| Red Door          | (8 months)  | \$29,920. |
| HARK              | (10 months) | \$16,794. |
| B.C. Housing      | (10 months) | \$ 5,000. |
| West End Registry | (10 months) | \$19,900. |
| TOTAL             |             | \$98,182. |

As the YWCA and Red Door were funded last year and have established recognized services, and as they have both been carried on an interim basis at the same level of funding for the first four months of this year, we have assumed it reasonable to continue to fund both agencies through the remainder of this fiscal year. Funds required for this purpose are \$56,588.

Remaining funds available to new agencies making requests this year would then be \$13,012. Requests from new agencies total \$41,594. Only the B. C. Housing Foundation Services Registry could be fully funded, leaving an \$8,612. surplus; or one or the other of HARK or the West End Registry could be funded on a reduced basis. The situation is competitive between the agencies and the Director of Social Planning does not feel further deferral of this matter for discussion will provide agreement."

During discussion, the Committee agreed that an additional \$10,000 be included in the budget making the balance \$23,012. \$5,000 could be paid to B.C. Housing Foundation for their housing registry and relocation service, leaving \$18,012 to fund HARK and West End Registry. Mr. R. Young of the Social Planning Department advised that funds were not available in the Provincial Sharing Program for registry and relocation agencies during the current year. He didn't think this would be C.A.P. shareable.

Clause No. 4 continued

RECOMMENDED

- (a) THAT a grant of \$26,668 be approved for the continuation of the Y.W.C.A. Rooms Registry for the period August 1, 1975, to March 31, 1976. Funds to be disbursed in the following manner:
  - (i) \$16,667.50 be approved for the period August 1, 1975, to December 31, 1975, from Contingency Reserve.
  - (ii) \$10,000.50 be approved for the period January 1, 1976, to March 31, 1976, in advance of the 1976 Revenue Budget;
- (b) THAT a grant of \$29,920 be approved for the continuation of the Red Door's Rental Aid Service for the period August 1, 1975, to March 31, 1976. Funds to be disbursed in the following manner:
  - (i) \$18,700 be approved for the period August 1, 1975, to December 31, 1975, from Contingency Reserve.
  - (ii) \$11,220 be approved for the period January 1, 1976, to March 31, 1976, in advance of the 1976 Revenue Budget;
- (c) THAT an additional \$10,000 be added to the present \$13,012 remaining available, making the total available \$23,012. These funds to be allocated as follows:
  - (i) \$5,000 - B.C. Housing Foundation Relocation and Registry Service.
  - (ii) \$18,012 - HARK and West End Registry subject to the Director of Social Planning reviewing the proposals presented by these agencies.

INFORMATION

5. Fire By-law Progress Report

The Committee considered a Manager's Report, which stated in part:

" This report covers the status and disposition of 318 of the original buildings required to be upgraded by the Fire Bylaw amendments up to July 15, 1975.

Certain status changes have made it impossible to relate the figures herein to those of the previous report. For instance, some buildings were vacated and so recorded, but subsequently upgraded or sprinklered.

Buildings which have been eliminated from the program are not included in this report, such as those with less than 20 rooms.

|                                       | <u>SKID ROAD ONLY</u> | <u>TOTAL CORE AREA</u> |
|---------------------------------------|-----------------------|------------------------|
| Work completed:                       | 103                   | 178                    |
| Contracts signed or work in progress: | 29                    | 76                     |
| In prosecution:                       | 9                     | 28                     |
| Vacated:                              | 11                    | 19                     |
| New orders issued ( new owners, etc.) | 3                     | 17                     |
|                                       | <hr/> 155             | <hr/> 318              |

Approximately 38% of the " Core Area " remains to be finalized.

Approximately 8% of the " Skid Road Area " remains to be finalized.

cont'd....

Clause No. 5 continued

Excellent cooperation has been given to this program recently by the Prosecutor's Office.

In particular, Prosecutor Bill Stewart has helped coordinate a working system with the Fire Wardens and appears to be well aware of the intricacies of the program.

Further, he has given advice and guidance that has greatly helped the Task Force during Court appearances. Mr. Stewart has now been transferred to Criminal Court but we anticipate that his replacement will be equally helpful to the program. "

RESOLVED

THAT the above-noted City Manager's report be received.

6. Empress Hotel

The Committee considered a Manager's report dated July 21, 1975, regarding the Empress Hotel at 235 East Hastings Street. This report, which is on file in the City Clerk's Office, stated in part:

"This is a 7 storey concrete hotel containing 83 rooms on six floors and a beverage parlour and lobby on the main floor.

The one stairway is open from top to second floor, with a separation door between the second and main floor. The present means of alternate egress is by an outside iron fire escape from the end of the main corridors. The room doors are single panel type with glass transoms above.

On January 21, 1974 an interview was made on-site with a Mr. Peter Pezel, the stated owner to explain the forthcoming Bylaw amendments affecting his building. He appeared not to be receptive and inferred that his building was fireproof.

May 1, 1974

Mr. Pezel stated that he had no response from sprinkler companies. Still not receptive.

June 24, 1974

Mr. Pezel stated that he would install sprinklers when able and would send a letter showing intent.

August 6, 1974

Owner undecided.

August 9, 1974

Order issued to comply with Section 38 of Fire Bylaw.

December 16, 1974

Information sent to Prosecutor for a summons to be issued.

April 30, 1975

Court appearance - adjourned to August 3, 1975.

April 14, 1975

A letter was sent to Mr. C. Robert Kennedy in response to his request for consideration under Section 40(b) of the By-law.

Mr. Kennedy, acting for his client, now suggests relaxation under Section 42B of the Bylaw be considered by City Council.

In this regard it should be noted that this only refers to relaxation of that particular section. That section was introduced to prevent altering the building to escape the categories, described in Section 38, from the date February 19, 1974 forward.

It would seem that they now wish Council to allow them to reduce the size of the building below 5 storeys and to less than 20 rooms. "

Clause No. 6 continued

RESOLVED

- (a) THAT the Chairman be instructed to write to Mr. C.R. Kennedy advising him of Council's policy with regards to allowing owners of lodging houses and hotels to alter the size of their buildings or the number of rooms so as not to fall within regulations of the Fire By-law;
- (b) THAT the above-noted City Manager's report dated July 21, 1975, be received.

7. Outstanding Housing and  
Environment Matters

The Committee considered a report from the Chairman dated July 15, 1975, outlining outstanding matters of the Housing and Environment Committee.

RESOLVED

THAT the above-noted Chairman's report be received.

RECOMMENDATION

8. Non-Market Family Housing

The Committee considered a City Manager's report dated July 17, 1975, regarding potential non-market family housing sites. This report, which is on file in the City Clerk's Office, stated in part:

"I understand that it is the Housing Committee Chairman's objective to produce approximately 800 units of housing in the Downtown Eastside and approximately 500 units of family housing within the City's limits.

The development of housing in the Downtown Eastside was the subject of an earlier report to Committee; therefore, this report shall direct itself to the development of non-market housing.

The City's instrument for financial funding will be the recently created City of Vancouver Public Housing Corporation. By virtue of this corporation, it is appropriate to take note of the objectives and aims of this umbrella organization. The letters patent of incorporation indicate the City's area of influence in housing to be vast in nature. While this may be the case, I have been given to understand that development of the non-market family housing will be primarily directed and confined towards the low - moderate income family. The development of such housing will be pursued under various sections of the National Housing Act, with particular application and emphasis to Section 15(1).

While it may have been suggested that the City's thrust be directed towards the low - moderate income group, this does not preclude incorporating some low income families into housing developments initiated by the City and thereby qualify for other governmental subsidy assistance (e.g. Section 44 - N.H.A.) Whether the City wishes to pursue such activity, or whether the City will confine itself to certain income categories, as indicated, is a matter of Council policy.

While the objective of Council is to provide non-market housing, it is recognized that the production of such programs be implemented so that local areas are not adversely affected. While all such programs will recognize this matter, it is also essential that new attitudes, new concepts and new approaches be advanced and accepted. Such housing schemes should be endorsed by all concerned people in order that the results can be successfully achieved. The confidence and support of the neighbouring electorate will be solicited. However, there may be situations wherein such concurrence will not be achieved under any conditions, in which case, an alternative to the public initiation and production might be considered, in that some other organization might be afforded the opportunity to develop such a particular site.

cont'd....



Clause No. 8 continued

Some isolated housing sites have been examined for family housing development. The scale and nature of proposed development for non-market family housing will require that the lands be rezoned from their present category. Those sites which appear to be the most conducive to development have been investigated jointly with C.M.H.C. so that the City might be able to establish acceptance for funding purposes on a housing or residential basis. I have every reason to believe that those lands which are currently under consideration for housing development will be approved by C.M.H.C. for funding for residential purposes. In some instances, it is considered that the lands are being underutilized if developed as suggested.

Discussions have been held with the City Planning Department to confirm and support the scale and nature of housing projects now being considered. In addressing ourselves to this matter, it became very apparent that a number of issues emerged, such as land uses; the effect of proposed transit routes on the sites which are considered for development; the income mix and percentage of various income groups within a particular development; and the approaches which might be taken to obtain the support and endorsement of the neighbouring community residents.

Some of those items referred to are policy matters. In the matter of approaches towards citizen consent, the two distinct views are as follows:

1. Director of Housing - Prepare a conceptual plan with consultant architects in concert with City Planning Department and discuss this concept with local community, solicit their comments and incorporate their views wherever possible into subsequent development.
2. Director of Planning - Discuss development of site jointly with local community and with consultant architect on the basis of an analysis of the potential of the site by the architect. Following this discussion an appropriate concept plan may be produced in discussion with the local people.

While I do not share the total views of the Planning Department, regarding which technique will be more effective, my approach will suggest to the residents that something is going to happen and the question then resolves itself to: to what extent; whereas the approach of the Director of Planning requests the communities' opinions as to what should happen in the first instance and a decision taken on the course of action to follow.

In addition to discussions held with the City's Planning Department, discussions have also taken place with the Vancouver School Board, Vancouver Board of Parks and Recreation and the City Engineer to ascertain what undue hardship development of the City's non-market family housing might have on existing public facilities. With the exception of the City Engineer's Department, it was generally considered that these proposed developments could be incorporated and integrated into existing neighbourhoods and communities without the expenditure of large sums of public funds. The City Engineer has pointed out, on certain sites the matter of utilities and street and/or lane widenings and closures will require further study before their approval can be obtained.

The lands now being proposed for family housing development are all presently zoned RS-1 and will therefore require rezoning to permit a multiple dwelling use (e.g. CD-1.) In order that the multiple dwelling zoning can be fully supported, it will be necessary for certain architectural preliminary site plans to be prepared. These plans would incorporate, among other things, the size of buildings, their locations, their relationship to each other, elevations, open space areas, pedestrian and vehicular systems, etc.

These preliminary drawings can be obtained in either of the following methods:

1. The City to call for development proposals based upon preliminary sketch drawings by a consultant architect appointed by the City.
2. The City to call for development proposals based upon preliminary drawings proposed and supplied by the proponent.

cont'd....

Clause No. 8 continued

There is merit in both approaches, however, the Director of Housing RECOMMENDS that the City might find it more acceptable and in the City's best interest to proceed with alternative #1."

During discussion of this report, the Committee agreed with the Director of Housing's approach towards citizens' input as outlined above.

RECOMMENDED

- (a) THAT in order to obtain local peoples' involvement in preparing housing proposals, the Director of Housing be instructed to prepare a conceptual plan with consultant-architects in concert with the City Planning Department and discuss this concept with the local community, solicit their comments and incorporate their views wherever possible into subsequent development;
- (b) THAT Council approve a call for development proposals based upon preliminary sketch drawings by a consultant-architect appointed by the City;
- (c) THAT Council instruct the Director of Planning and the Director of Housing to convene public meetings in those communities in order to discuss the proposals with the local residents.

INFORMATION

9. City-Owned Land at 2nd Avenue  
and Wallace Street

The Committee considered a City Manager's report dated June 27, 1975, pertaining to City-owned land at 2nd Avenue and Wallace Street and Point Grey Road, Lots 1 to 4 and 7 to 10, East Part D.L. 488. This report, which is on file in the City Clerk's Office, stated in part:

"The report of this Committee dated April 25, 1975, dealt in part with the possibility of highway requirements from the proposed housing site.

The City Engineer reports that no portion of the proposed housing site to be located on Lots 1 to 4 and 7 to 10 are required for future highway. The option for the extension of Point Grey Road in the future is still open as such an extension would only affect the lands to the west of the proposed housing site."

RESOLVED

THAT the above-noted City Manager's report dated June 27, 1975, be received.

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The meeting adjourned at approximately 3:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 724-5

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

July 24, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, July 24, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Volrich

ABSENT: Alderman Marzari  
Alderman Sweeney

COMMITTEE  
CLERK: H. Dickson

RECOMMENDATION

1. Neighbourhood Pub Application -  
4473 West 10th Avenue

The Committee had before it for consideration the following memo from the Department of Permits and Licenses dated July 16, 1975:

"On August 19, 1974, the Community Development Committee considered an application from a Mr. G. J. Martin to operate a Neighbourhood Pub at the above location.

On September 12, 1974, the Community Development Committee recommended approval of Mr. Martin's application subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 4473 West 10th Avenue, the cost of such referendum to be borne by the applicant, Mr. Martin. This recommendation was approved by City Council on October 22, 1974.

Mr. Martin, in a letter received December 31, 1974, then requested his application "be left in limbo" for some time as he felt residents of the area would not vote in favour.

On March 20, 1975, the Community Services Committee reconsidered this application and resolved that his application be deferred indefinitely, it being understood that such deferral will have no bearing on any other application for a Neighbourhood Pub in this area.

Enclosed is a copy of a new application received from Mr. John R. Harmer of #1107-1275 Pacific Street who is representing a group of people presently in the process of forming a company who are applying for permission to operate a Neighbourhood Pub at 4473 West 10th Avenue.

Mr. Harmer and three of his associates have been interviewed. The building being considered is a vacant two-storey frame building which was formerly used as a bank. It can be altered to meet the requirements of the various By-laws. With some modification the required off-street parking can be provided. There is no licensed liquor outlet within one mile of the proposed location.

Cont'd . . .

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on Community Services  
July 24, 1975

Clause #1 continued:

The City Clerk advises that he will be unable to conduct any further pub referenda until early in the New Year in view of the pending five year plan and suite conversion issues."

An attached amenity report from the Permits and Licenses Department concluded that the Department feels the proposed location is suitable for a neighbourhood pub.

Two representatives of the applicants for this neighbourhood pub appeared before the Committee and advised they are in the process of leasing the premises but the fact that the City Clerk is unable to hold a pub referendum until early in the New Year would be detrimental to the applicants in leasing the premises and not being able to operate it as a pub for at least 6-8 months.

Both the Chairman of the Committee and the City Clerk reiterated there is no way a pub referendum could be carried out prior to early 1976.

During discussion, it was noted the previous applicant, a Mr. G. J. Martin, whose application was approved subject to the City conducting a referendum, had requested his application be "left in limbo", because he felt there was opposition in the area to his proposal. It was suggested there had been some lobbying done in the area in opposition to the previous application.

A representative of the new applicants informed the Committee, however, they have canvassed the area on their own and have found that approximately 80% of the residents favour a neighbourhood pub at this location.

Replying to the Committee, the applicants stated they are aware the pub referendum, conducted by the City, is held at the applicant's cost and a \$2,000 down payment on this referendum is required and that a 60% majority in favour is required for Committee approval of neighbourhood pubs.

Noting that last year's Community Development Committee and Council had approved a previous application by Mr. Martin, subject to the referendum in a four block radius of the location, it was

RECOMMENDED

THAT Council approve the application of Mr. J. R. Harmer, to operate a neighbourhood pub at 4473 West 10th Avenue, subject to a petition plebiscite being conducted by the City of residents and owners in a four block radius of this location, as early as possible in 1976, cost of such plebiscite to be borne by the applicant and further subject to the applicant complying with all applicable City By-laws.

INFORMATION

2. Police Report - 616 Club, 616 Robson Street

The Committee had before it for consideration a report from the Police Department, dated June 26, 1975 (circulated) on the above noted premises which indicated individuals involved in drugs and violence were found in and around the club the evening of June 26, 1975.

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July 24, 1975

Clause #2 continued:

Mr. P. Lloyd, owner of the club, defended himself in response to the Police report, claiming the person who was arrested and found to be in possession of one-half ounce of powdered LSD, was in the process of being evicted from the club by the management.

On the matter of the bouncer, Mr. D. Cadieux, and his involvement with violence both inside and outside the premises, the owner told the Committee Mr. Cadieux at the time was not an employee of the club.

On the matter of his doorman, Mr. G. Glen, being charged for possession of "speed" for the purpose of trafficking, the owner replied to the Committee that Mr. Glen had been dismissed as an employee of the club and was merely completing his last week of employment with the club at the time of the Police involvement the night of June 26, 1975 at the club.

The owner denied the statement in the Police report that undercover officers had made purchases of drugs in the club and said the situation of drug use in the washroom, as reported by the Police, will not occur again.

The owner advised he had made a complete change in the management of the club and that he himself is now taking a more active role in the running of the premises and has hired two persons with management experience to assist him.

During discussion the Committee noted that City Centre Youth Resources recently advised the Committee that this particular club led the list of all cabarets in the downtown area where obvious juveniles had been apprehended by City Centre Youth Resources workers, the number over a four month period totalling 22 persons.

This fact alone is reason to close the club, the Committee told the owner.

The Committee warned Mr. Lloyd that it has the power to recommend suspension of his business license and told him the Committee does not wish the Police Department to have to be involved in policing the operations of such establishments. If the situation at the 616 Club continues, it will be closed, the owner was told.

The club has a capacity of 125 persons, 2,000 square feet, has an average nightly clientele of 60-70 patrons and is open until 2:00 a.m.

The owner explained he became active in the management of the club he has owned since April of 1973 only last May because of the increasing number of Police visits to the club.

The club is open to the public but has a predominantly "gay" clientele.

The owner was told by the Committee that it does not feel the role of the Police Department is to keep juveniles out of such clubs; that this is the responsibility of the management of such clubs.

Following discussion it was

RESOLVED

THAT this matter be deferred for two months after which time the Police be requested to submit a further report on the 616 Club and the owner be urged to substantially improve the management of the club.

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on Community Services  
July 31, 1975

3. Night Time Emergency Shelter for  
Persons With Emotional Problems

The Committee had before it for consideration a Manager's report dated July 16, 1975 (circulated) on the above noted topic and a note on the agenda as follows:

"For the benefit of new members on the Committee the Mayor late last year appointed Alderman Harry Rankin to meet with appropriate officials of the Provincial Government to urge that the Provincial Forensic Commission proceed as soon as possible with establishment of an assessment and treatment clinic to take referrals from the Police Department.

At a special meeting on Friday, January 3, 1975, Alderman Rankin along with Dr. G. Bonham, Vancouver Medical Health Officer, met with Health Minister Dennis Cocke, Deputy Dr. F.G. Tucker, (Head of the Provincial Forensic Commission), Staff Inspector Dan Brown, of the Vancouver Police Department in charge of the jail facility, Dr. M. Vallance, in charge of Vancouver General Hospital Emergency Psychiatric Ward and Dr. W. Goresky, Psychiatrist, Strathcona Community Care Team, which presently provides Psychiatric care at the Vancouver City Jail. It was resolved at that meeting that the Provincial Forensic Commission's Planning Committee would examine Shaughnessy Hospital and other locations, and recommend where the required facility could be established.

This Committee recommended in early February, 1975 to the Forensic Commission the establishment of a 20 bed facility on Ward C-1 at Shaughnessy Hospital.

The Committee Clerk, in a telephone conversation with a research assistant of the Provincial Forensic Commission has determined that the recommendation for the 20 bed facility at Shaughnessy was accepted by the Forensic Commission and that the Minister of Health, Dennis Cocke has approval in his budget for a 20 bed facility and forensic clinic, but progress apparently is bogged down because the ward selected at Shaughnessy is due for demolition for the new B.C. Medical Centre.

According to the spokesman for the Forensic Commission, discussions on this matter are continuing between the B.C. Medical Centre, the U.B.C. Department of Psychiatry, Shaughnessy Hospital, and the Forensic Services Commission."

Also before the Committee was a letter dated July 18, 1975 from the Gastown Team of the Vancouver Resources Board (circulated) in support of the Manager's report and urging the establishment of a short-term, 24-hour emergency housing facility for disturbed persons, staffed by personnel who can assist such disturbed individuals.

"There should be no restrictive criteria regarding age, type of disturbance, drug use, etc.," the Gastown Team letter suggested.

A representative of the Social Planning Department spoke to the report, pointing out the main problem appears to be that existing agencies which are established to deal with persons in emotional crises have restrictive criteria which leads to the situation where there is no place for an emotionally disturbed person who should not be left alone, to go.

Standing Committee of Council . . . . . 5  
 on Community Services  
 July 24, 1975

Clause #3 continued:

Dr. Roberta McQueen, Director of Mental Health, City Health Department, and Mr. J. Seagar, Director of Patient Services of the Greater Vancouver Mental Health Services, attended, as did representatives of the Gastown Team and all urged establishment of a 24-hour emergency shelter as referred to in the Manager's report.

During discussion it was noted Vancouver General Hospital psychiatric ward now handles 300-500 psychiatric emergencies per month and is physically incapable of handling all such cases. The Gastown Team encounters approximately 50 such cases per month and the Y.M.C.A. about 30 per month.

When the restrictive criteria of other existing agencies prevent assistance for those in emergency need, the only alternative is to find a hotel room for the afflicted and endeavour to have a qualified person stay with the person who is in emotional difficulty.

The Chairman advised that he himself, in endeavouring to find short-term emergency accommodation for such an individual, was in contact with an agency which had two beds available but the agency flatly refused to take in the distraught person because of the agency's criteria.

The Committee noted the City contributes financially to these agencies yet they have set their own criteria which restricts their effectiveness or usefulness.

The funding of these agencies is a factor to be considered as the various agencies are funded not only by the City but also by branches of senior levels of government. The main concern of the Committee was the matter of who sets the criteria for admission of an emotionally troubled person to each particular agency.

The Committee was advised a new 10-bed unit will open August 1, 1975 under the auspices of the Greater Vancouver Mental Health Services; that St. Paul's Hospital is planning to expand its emergency psychiatric service and that the situation at Shaughnessy Hospital for an emergency forensic psychiatric facility remains a mystery owing in part to the proposed B.C. Medical Centre which is to be built on the site of Shaughnessy Hospital.

Representatives of the Gastown Team reiterated a shortage of beds is not the main concern but the restrictive criteria established by agencies which deal with emotionally disturbed persons is the problem.

Following discussion it was

RESOLVED

- (a) THAT the Clerk to the Community Services Committee write to the Chairman of the Provincial Forensic Commission inquiring as to the status of the 20-bed forensic unit agreed to earlier this year by the Provincial Health Department for Shaughnessy Hospital, and that the Clerk also write to St. Paul's Hospital inquiring into details of their planned expansion of emergency psychiatric facilities;
- (b) THAT the existing agencies involved in this field (listed in the Manager's report) be invited to appear before a special meeting of the Community Services Committee to discuss this problem and explain their criteria for admission of persons in need of their respective services;

Cont'd . . .

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July 24, 1975

Clause #3 continued:

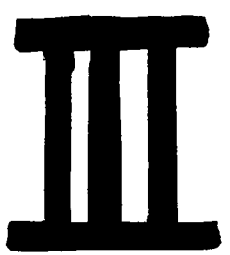
- (c) THAT the Greater Vancouver Mental Health Teams be invited to attend this special meeting and that the meeting include discussion on co-ordination to establish a 24-hour, 20-bed emergency facility for short-term treatment of persons experiencing emotional problems who may be violent or under the influence of drugs or alcohol; such facility to serve persons of all ages.

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 725





PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

JULY 24, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, July 24, 1975 in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

ABSENT: Alderman Bird

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Proposed Redevelopment of Hudson's Bay Company Property Adjacent to The Bay Parkade

The following memorandum to the Committee dated July 24th, 1975 from the Director of Planning was distributed at the meeting:

"It is understood that the Hudson's Bay Company are requesting that the maximum permitted density for the block bounded by Seymour, Dunsmuir, Richards and Georgia be increased to a Floor Space Ratio of 9.0. Both the existing CM-1 zoning and the proposed Downtown zoning specify a maximum F.S.R. of 5.0.

It is recommended that this and all similar requests for changes to the proposed Downtown zoning be deferred until after the public hearing (scheduled for September 25, 1975).

The major reasons for this recommendation are as follows:

1. The Downtown zoning proposals as approved by Council are now being widely circulated for public review prior to the September Public Hearing.  
If changes to the package under review are made before the hearing occurs, the issues under discussion will tend to become confused.
2. Approval of the request would not be consistent with the objective of limiting office development Downtown and supporting the G.V.R.D. Livable Region Plan.

Council approved the proposed densities for Downtown zoning on June 17, 1975 following a discussion of the "Livable Region Plan" with the Greater Vancouver Regional District.

Increasing the maximum permitted density in the block under discussion could lead to an extra 600,000 square feet of offices or at least 3,000 more employees Downtown.

3. It is understood that the Hudson's Bay Company wishes to expand its parkade and also develop some office and other commercial space. Both objectives can be achieved within the limits of the maximum densities proposed (F.S.R. 5.0).
4. Arguments based on the designation of the Hudson's Bay Store as a heritage structure do not seem to justify the transfer of density to sites across Seymour owned by the Bay, bearing in mind that:
  - (a) The existing F.S.R. of the Hudson's Bay store is 8.4, which is close to the maximum permitted F.S.R. of 9.0.
  - (b) Designation as a heritage structure does not prevent changes or additions being made to a structure. "

Clause No. 1 Continued

Also distributed were the map and density proposals for the Downtown which were approved by Council on June 17th, 1975 and a map indicating the subject property and surrounding area (copies distributed).

Mr. A. H. Waisman, Architect, and Mr. A. T. R. Campbell, Solicitor, appeared on behalf of the Hudson's Bay Company requesting that the property they own in the middle of the block bounded by Georgia, Seymour, Dunsmuir and Richards be changed to F.S.R. 9.0 rather than F.S.R. 5.0 for the following reasons:

- "1. THE REPORT PREPARED BY THE DOWNTOWN STUDY GROUP OF THE CITY OF VANCOUVER DATED SEPTEMBER 1974 SHOWED THIS PARTICULAR SITE AS A 9X FSR AS WELL AS SHOWING THIS SAME PROPERTY AS HIGHRISE AND HIGH DENSITY.
2. THE SITE IS LOCATED ON A HIGH POINT OF LAND IN THE DOWNTOWN PENINSULA WHICH PLANNERS TRADITIONALLY FIND DESIRABLE FOR HIGHRISE BUILDINGS.
3. DEVELOPMENT OF THIS SITE IS EXTREMELY IMPORTANT AS A CONNECTING LINK TO THE QUEEN ELIZABETH, CBC AND PROPOSED FEDERAL GOVERNMENT COMPLEXES LOCATED TO THE EAST.
4. THE EXISTING EATON'S, IBM, HUDSON'S BAY UNDERGROUND LINK COULD EASILY BE CONNECTED INTO THIS BLOCK WITH PROVISION FOR FUTURE CONNECTIONS IN AN EASTERLY DIRECTION NOT ONLY TO THE NEW BUILDINGS NOW DEVELOPING ON GEORGIA BUT TO THE LAND OWNED BY THE CITY ON THE CORNER OF DUNSMUIR AND RICHARDS.
5. THIS PROPERTY BECOMES A KEY TO ANY PEDESTRIAN-CONNECTED SYSTEM BETWEEN THE CITY OWNED LAND ON THE CORNER OF DUNSMUIR AND RICHARDS AND ONTO THE SIMPSON SEARS AND GASTOWN DEVELOPMENTS.
6. WE STRESS THE GROUND FLOOR CONNECTION BECAUSE IT WOULD BE OUR INTENT TO KEEP THE ENTIRE GROUND FLOOR OF ANY PROPOSED OFFICE BUILDING OPEN AS A BAY PLAZA AND AS PART OF THE ABOVE-MENTIONED PEDESTRIAN SYSTEM.  
  
THIS SPACE, WHILE IT WILL BE OSTENSIBLY OPEN, WILL CONTAIN LANDSCAPING, REFLECTING POOLS AND FOUNTAINS, AN OPEN-AIR RESTAURANT, A GATHERING ARENA WHICH COULD PROVIDE SEATING AND SHELTER FOR ENTERTAINMENT, ALL OF WHICH WILL UNQUESTIONABLY BE AN ASSET TO THE DOWNTOWN ENVIRONMENT. THERE WILL BE SOME SMALL SHOPS ALONG THE PLAZA BETWEEN SEYMOUR AND RICHARDS THAT WILL FURTHER ATTRACT PEOPLE AND MAKE THIS AN INTERESTING ACTIVITY CENTRE.
7. THIS SAME PLAZA COULD HAVE A PASSAGEWAY UNDER SEYMOUR INTO THE BAY BASEMENT WHICH WOULD THEN AUTOMATICALLY TIE INTO THE GRANVILLE PEDESTRIAN MALL AND TO THE MANY PREVIOUSLY MENTIONED DEVELOPMENTS TO THE EAST GIVING FURTHER VITALITY TO PEDESTRIAN INTEREST IN THIS AREA."

A map showing the proposed pedestrian movement was distributed (copy circulated).

Mr. D. M. Hickley, Assistant Director - Central Area, advised that a high level of public amenity at ground level could be achieved in this scheme but that this block had been changed to F.S.R. 5.0 from F.S.R. 9.0 as a result of discussion with the Greater Vancouver Regional District on controlled growth.

Mr. Hickley advised that under the present interim zoning for the Downtown, subject to Council's approval, in return for special public amenities, the F.S.R. could be increased to an unspecified amount.

Clause No. 1 Continued

The Committee felt that this kind of development should be encouraged but that the Bay should make representation at the Public Hearing to amend the boundary to exclude their property from F.S.R. 5.0 and include it in the F.S.R. 9.0.

RESOLVED

THAT the presentation of Mr. Waisman on behalf of the Hudson's Bay Company be received with the comment that they be encouraged to continue their discussion with Planning Department staff on this proposal and to bring forward their request to the Public Hearing to be held on September 25th, 1975 for a change in boundary so that their property could be included as part of the F.S.R. 9.0.

- CARRIED UNANIMOUSLY

RECOMMENDATION

2. Status Report on Area 10 in False Creek

The Committee considered a report of the City Manager dated July 17th, 1975 wherein the Director of Planning advised that an Area Development Plan concept for Area 10 is under preparation, with the City Engineer assessing the City's costs of servicing. The completed Area Development Plan concept will be presented to the Committee in approximately six weeks.

Mr. D. M. Hickley, Assistant Director - Central Area, stated that B.C. Central Credit Union, one of the four major land owners in Area 10 (National Harbours Board, Western Outboard and the City) have reached the development permit stage of their development and without an approved Area Development Plan in the False Creek Comprehensive Development District, approval of permits for major developments are subject to Council's decision.

Four options are open:

- a) Await preparation of an Area Development Plan;
- b) Prepare an Area Development Plan for the portion of Area 10 which includes B.C. Central Credit Union;
- c) Deal with the Development Permit Application under the discretionary power of the Director of Planning without the Area Development Plan.
- d) Obtain Committee and Council's approval in principle of the concept to consider and approve the B.C. Central Credit Union office building ahead of the whole Area Development Plan.

Mr. G. Hamilton, architect, with the aid of a model, described the various components of the Credit Union's development.

Clause No. 2 Continued

Mr. E. D. Sutcliffe, False Creek Project Manager, stated discussions with representatives of Central Mortgage & Housing Corporation have indicated that a three-way cost sharing agreement could be worked out for the servicing; the Engineering Department would have to work out a formula.

RECOMMENDED

THAT an Area Development Plan be prepared as soon as possible for a portion of Area 10, based on the concept of the B.C. Central Credit Union proposal; for submission to Public Hearing.

3. Design Concept for an Area Development Plan for Phase 2, Area 6, in False Creek

The Committee considered a report of the City Manager dated July 16th, 1975 submitting a detailed report of the Director of Planning of the same date (copy circulated), outlining the Council's decisions with respect to Area 6 in False Creek, as well as the elements needed to make Area 6, Phase 2 a viable scheme containing a mixed residential, commercial and open space form of development. Also included in the report are the implications of delaying Phase 2, Area 6.

The following four major areas of concern have guided the selection of a scheme which takes all the objectives into account:

1. Economic Recovery

In 1974, the Engineering Department and the Development Group made estimates for the front-end expenditures for the total development of Area 6. The estimates for Phase 2 were done prior to any design work, and were tentatively estimated at \$6.2 million based on a portion of the work being done in 1975. Due to a variety of factors, it is now anticipated that these costs could be appreciably higher, although this estimate cannot be further refined until a design has been approved and timing established. It is desirable that development in Phase 2 recovers these front-end expenditures; in order to do so, the development will have to provide some 750 dwelling units with some 100,000 square footage of commercial space arranged in such a form that services can be provided as economically as possible and an attractive environment is created so that the development is seen as a desirable residential area.

2. Social Mix

The City's goal in this area is to achieve a social mix in the residential units to be provided. In this particular area a social mix of 15% family households and 85% singles and couples is desirable.

Because of the location of this development, which is further removed from schools, playgrounds and shops than Phase 1, the percentage of family and seniors' accommodation is reduced.

3. Open Space

The City originally aimed to provide 35 acres of public open space in the whole of Area 6. With 30 acres already provided in Phase 1 only 5 acres are required to meet the objective. This can be achieved in Phase 2. However, for other reasons, largely to do with the special environmental nature of the Phase 2 area, a considerably larger area of open space, combining private and public open space, is achievable.

4. Environment

Because of the location of the western part of Phase 2 against the ramp to the Granville Bridge itself, the development of the area must take on a particular form in order to minimize the disadvantages of massing, noise, and shadowing caused by the Bridge. These conditions call for a building form which is generally vertical and dense at the western end of Phase 2, gradually reducing in height and spreading more broadly over the site to the east. The overall form of development occurring in Phase 1 will not be appropriate for the whole of Phase 2.

Clause No. 3 Continued

The Developments statistics for Phase 2, Area 6, are as follows:

| <u>DEVELOPMENT STATISTICS</u>       | <u>PHASE 2 AREA 6</u> |
|-------------------------------------|-----------------------|
| TOTAL AREA                          | 17.75 acres           |
| DEVELOPMENT AREA                    | 10.0 acres            |
| PUBLIC OPEN SPACE                   | 5.0 acres (min.)      |
| LOCAL SERVICES ROAD                 | 2.0 acres             |
| TOTAL NO.OF DWELLING UNITS          | 750                   |
| - SINGLES, COUPLES, ELDERLY (UNITS) | 650                   |
| - FAMILY UNITS                      | 100                   |
| COMMERCIAL FLOOR SPACE              | 100,000 sq.ft. (max.) |
| NET RESIDENTIAL DENSITY (1)         | 75 d.u.a.             |
| POPULATION                          | 1,500                 |
| MAXIMUM BUILDING HEIGHT (STOREYS)   | 15 (max.)             |

These figures, with the exception of "total area", are approximate and are subject to a plus or minus 10% margin of flexibility.

(1) dwelling units per "development area"

Four alternatives were investigated:

- Alternative 1 - Open Space
- Alternative 2 - Dense Vertical Form
- Alternative 3 - Low Spreading Form
- Alternative 4 - Vertical and Spreading Form  
(preferred alternative)

The Director of Planning recommended that he be instructed to bring forward an Area Development Plan for Phase 2, Area 6, based on the preferred Alternative 4, for Public Hearing.

Discussion centred on bringing forward an Area Development Plan based on a concept rather than an actual design. Alternative 4 could be put forward for Public Hearing but material on park option and possible use for civic buildings would have to be available.

After discussion, the Committee

**RECOMMENDED**

THAT an amount of up to \$50,000.00, charged to the False Creek Development Fund, be provided for the Director of Planning and the False Creek Project Manager to obtain assistance to examine and prepare design concepts for Phase 2, Area 6, to include park options and possible use for civic buildings; prior to submission to Public Hearing.

(Alderman Kennedy wished to be recorded as opposed.)

Continued on Page 6, . .

### INFORMATION

#### 4. Development Permit Application No. 70083 Royal Vancouver Yacht Club - Coal Harbour

The Committee considered a report of the City Manager dated July 9th, 1975 in which the Director of Planning advises that a Development Permit Application has been received from Henriquez & Todd, on behalf of the Royal Vancouver Yacht Club, to create an island close to the shore in Coal Harbour on the waterlot leased from the National Harbours Board to erect a new clubhouse.

Mr. T. Nonay, Planning Department, presented the architect's drawings to the Committee and advised the yacht club has to obtain approval from the Ministry of Transport and obtain a Reclamation Permit from the National Harbours Board.

Mr. D. M. Hickley, Assistant Director - Central Area, advised that in 1974, all Development Permit Applications for developments on the Burrard Inlet Waterfront were referred to the Standing Committee on Waterfront and Environment and as Planning and Development is the 1975 Committee dealing with waterfront matters, the application is presented for information.

The Committee

### RESOLVED

THAT the report of the City Manager dated July 9th, 1975 be received for information and referred to the Board of Parks and Recreation for consideration as to the impact of the development on Stanley Park.

FURTHER THAT items concerning Development Permit Applications in the Burrard Inlet Waterfront Study Area continue to be submitted to the Standing Committee on Planning and Development for information.

### RECOMMENDATION

#### 5. Kitsilano Goals Program

The Committee considered a report of the City Manager dated July 4th, 1975 submitting the "Goals for Kitsilano" which were endorsed by the Standing Committee on Community Development on December 12th, 1974 but deferred by Council on December 17th until after a Public Meeting of the Standing Committee on Planning and Development is held in the Kitsilano area. This meeting took place and Local Area Planning in general was discussed but the recommendation on Kitsilano goals was not acted upon.

The Committee considered and commented on the following goals:

1. Kitsilano should grow to reach a reasonable and optimum population which will maintain the positive aspects of the area.
2. A Diversity of people in Kitsilano should be maintained.
3. Diversity should be encouraged within the neighbourhoods of Kitsilano.

Clause No. 5 Continued

4. Allow a greater diversity of building types.
5. Old homes that are capable of providing sound housing should be retained wherever possible.
6. Commercial development should be in scale with the community.
7. Explore alternatives to the present method of controlling development and design.
8. Efforts should be made to make Kitsilano more attractive.
9. Reduce noise levels.
10. Outdoor common space in the form of small parks and playgrounds should be within walking distance of everyone.
11. Public use of the Kitsilano waterfront should be insured.
12. Residents should have the opportunity to remain in the area as it changes.
13. Continue to provide opportunities for resident involvement in the planning of the area.
14. Co-ordinate Social Service Planning and the physical planning process.
15. Promote public transit in the area.
16. Through traffic should be discouraged from using residential streets -- roads and transit facilities should be designed to have the least detrimental effect on the community.
17. Solve the problems caused by heavy parking in residential areas.
18. A dual approach will be adopted in dealing with Community facilities by Centralizing some and Decentralizing others.

Comments of the Committee:

- Goal No. 2 - This is a supposition.  
 Goal No. 5 - Change-over is economic tampering.  
 Goal No. 6 - Should be small scale.  
 Goal No. 9 - Traffic is an erosion of the Community.

After discussion, it was requested that the Director of Planning take into account the comments of the Committee this date.

RECOMMENDED

THAT the Kitsilano goals be endorsed as general policy for the area.

The meeting adjourned at 5:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 126

# IV

## REPORT TO COUNCIL STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

JULY 24, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, July 24, 1975 in the Kitsilano Planning Office, 2384 West 4th Avenue, Vancouver, B.C. at approximately 7:35 P.M.

PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

ABSENT: Alderman Bird

COMMITTEE CLERK: M. L. Cross

### RECOMMENDATION

#### 1. Kitsilano Area Planning Program: Kitsilano Point Plan

The Committee considered the following report of the City Manager dated July 5th, 1975 in which the Director of Planning states:

\*

"The attached report contains the policies that are recommended to be the statement of planning intent for Kitsilano Point. They are the result of work carried out between the area planning staff and residents of the area. Since January 1975, frequent meetings have been held with the public, civic staff, and the Kitsilano Planning Committee.

The following recommendations concern the living areas, public amenity, commercial areas, streets and traffic and community facilities of Kitsilano Point.

The recommended policies for Kitsilano Point are as follows:

#### LIVING AREAS

##### Duplex Area

1. The floor space ratio allowed on existing homes in the RT-2 area be increased to 0.75.
2. Duplex and triplex developments be allowed in the RT-2 area as a conditional use at a f.s.r. of 0.60.
3. Fourplexes be allowed in the RT-2 area as a conditional use at a f.s.r. of 0.75.
4. On-site parking be permitted on all sites currently developed with residential buildings where the site abutts a lane and the proposed parking area is immediately adjacent to the lane.
5. The minimum standards and maintenance by-law as adopted by City Council, be applied in Kitsilano Point on a priority basis.

##### Apartment Area

6. Apartments be permitted in this area.
7. Townhouses be allowed as a conditional use on lots with a maximum frontage of 100 ft.
8. Individual property owners have the option to downzone their property to the regulations covering the area north of the Right-of-Way.
9. Owners of single-family homes, duplexes, conversion homes, and apartments be encouraged to use the funds available through the Residential Rehabilitation Assistance Program (RRAP) to upgrade their buildings.



Clause No. 1 ContinuedThe C.P.R. Right-of-Way

10. When developed, the Right-of-Way should be used for some form of family housing.
11. If any land is made available to the City on the Right-of-Way it should be used to construct a small, decentralized community centre.

PUBLIC AMENITY AREA

12. Kitsilano Point be approached as a residential community improvement area.
13. The Parks Board be requested to assist in a scheme of tree-planting and landscaping.
14. A bicycle path connecting the east and west sides of the recreational/cultural complex be developed.
15. The standard pavement width for local streets should be 32'.

COMMERCIAL AND SHOPPING AREA

16. The commercial zone of Kitsilano Point be designated a local, pedestrian-oriented shopping area.

STREETS AND TRAFFIC

17. Vehicular traffic, other than resident and resident's guest traffic be discouraged from entering the inner residential area.
18. Fir Street be extended north to provide a link with the City Marina on False Creek and the Planetarium Complex.
19. Stricter enforcement of violations of the law restricting camping in vehicles.

COMMUNITY FACILITIES

20. Henry Hudson School be improved in order to provide some community services to Kitsilano Point.

It is, therefore, recommended:

1. That Plan Policies #1,2,3,4,5,6,7,8,9,10,11,12,16, and 17 be adopted by City Council as the basis for the Kitsilano Point Plan.
2. That the Director of Planning prepare an appropriate development plan and zoning by-laws for Public Hearing based on the Plan policies and criteria adopted in this report.
3. That Plan Policies #13, 14, and 20 be endorsed in principle in order for staff to engage in implementation discussions with other Boards.
4. That Plan Policies #15, 18, and 17 be endorsed in principle and the City Engineer be requested to report to City Council on appropriate means of implementation as necessary.
5. That Plan Policies #19 and 17(h) be approved and the City Police Department be informed of this recommendation.

The City Manager submits this report for the CONSIDERATION of the Committee. "

Mr. D. J. Janczewski and Miss J. Hlvach of the Planning Department outlined the process by which the recommendations for the Kitsilano Point evolve and described the three distinct areas of the Point as follows:

1. the duplex area, north of the C.P.R. Right-of-Way which is zoned RT-2.
2. the apartment area, located between Cornwall Street and the C.P.R. Right-of-Way, which is zoned RM-3A for multiple housing.
3. the C.P.R. Right-of-Way, which is currently vacant and unzoned, separates the duplex area and apartment area.

Clause No. 1 Continued

The Committee considered the policies.

In Plan Policy No. 3, the Kitsilano Planning Team amended Criteria 5 to read "...two and a half storeys plus cellar....". It was suggested that Criteria 6 should read "Fifty per cent of new multiple-family buildings."

With respect to Plan Policy No. 5, it was agreed that this should be brought to the attention of the City Building Inspector.

The Committee felt that Plan Policy No. 12 should be encouraged as soon as possible and the Engineering Department should be requested to undertake the improvements on the City's initiative.

Portions of Plan Policy No. 17, dealing with vehicular traffic, i.e. (b), (f), (g) and (h), should be referred to the City Engineer with the Engineer giving consideration to City-wide implications of the 20 m.p.h. zone.

Alderman Harcourt put forward a motion that the City Engineer be instructed to install a stop light at the intersection of Arbutus and Cornwall Streets as soon as possible, but the motion was defeated with Aldermen Bowers, Cowie and Kennedy opposed.

After discussion, the Committee

**RECOMMENDED**

- A. THAT amended Plan Policies Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16 and 17 be adopted by City Council as the basis for the Kitsilano Point Plan, subject to the following amendments:
  - Plan Policy No. 5 be referred to the Director of Permits and Licenses for immediate action.
  - Plan Policy No. 12 be referred to the City Engineer to undertake improvements on the City's initiative.
  - Plan Policy No. 17(b) be referred to the City Engineer to investigate in terms of City-wide implications.
- B. THAT the Director of Planning prepare an appropriate development plan and zoning by-laws for Public Hearing based on the Plan policies and criteria adopted in this report.
- C. THAT Plan Policies Nos. 13, 14 and 20 be endorsed in principle in order for staff to engage in implementation discussions with other Boards.
- D. THAT Plan Policies Nos. 15, 18 and 17 be endorsed in principle and the City Engineer be requested to report to City Council on appropriate means of implementation as necessary.
- E. THAT Plan Policies Nos. 19 and 17(h) be approved and the City Police Department be informed of this recommendation.

(Alderman Kennedy wished to be recorded as opposed to Plan Policies Nos. 3 and 4 contained in Recommendation A above.)

The meeting adjourned at approximately 10:00 P.M.

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## REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE & ADMINISTRATION  
JULY 31, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 31, 1975 at 1.30 p.m.

PRESENT: Ald. Volrich, Chairman  
Ald. Bowers, Kennedy,  
Sweeney

ABSENT: Ald. Marzari

CLERK: G. Barden

RECOMMENDATION1. Proposed Convention Centre Feasibility Study.

The Committee had for consideration a memorandum dated July 29, 1975 from the Chairman (copy circulated) re financing of tourism, support and encouragement of tourism and the convention industry in connection with a proposed feasibility study for a Convention Centre in Vancouver.

Mr. G. S. Crawford, Head of Economics and Marketing Research for B.C. Research, advised that B.C. Research in association with Marketing Consultant, F. Rex Werts Limited, has been discussing a proposed feasibility study for a Vancouver Convention Centre/Exhibit Hall complex with the Department of Travel Industry and distributed copies of a draft outline for terms of reference for a preliminary feasibility study. (Copy circulated). He stated that the senior Governments are receptive to a study being carried out.

Mr. F. Rex Werts stated that pre-feasibility studies indicate a convention market of between \$7 to \$8 billion and out of that Canada gets a very small part, almost entirely in Toronto and Montreal. He stated that conventions want to go to different places and Vancouver is not tapping that market. Also a major centre in Vancouver, being closest to the Orient, could become the gateway for the Orient to the rest of Canada and the U.S. He stated that trends indicate larger use towards larger facilities, conventions are linked to exhibit hall use more and more. In Toronto, they are looking at a larger exhibit hall and we will look to them for guidance. The whole thing should be studied in depth and visits should be made to the larger complexes to see how they were done, benefits to the City and community, financial aspects, etc.

Following further consideration, it was

## RECOMMENDED

THAT City Council request the Provincial Government to commission the first phase of a feasibility study for a convention Centre in Vancouver at the cost to the senior Governments.

2. Greater Vancouver Conventions and Visitors Bureau -  
Supplementary Grant.

On April 8, 1975, City Council passed the following motions:

"(a) THAT City Council approve a grant of \$100,000 to the Greater Vancouver Convention & Visitors' Bureau for 1975 and consideration be given to supplementary funding once the City revenues are established for 1975.

(b) THAT City Council seek a meeting within two months with the Provincial Government to discuss increased participation in funding for the Tourist Bureau and other Tourist Bureau matters."

The Chairman reported a negative response from the Provincial Government to the request for increased funding for tourism. He stated the report on revenues available in 1975 should be before the Committee within a month.

Mr. J. Hoegg, President, Mr. H. B. Main, General Manager and Mr. G. F. Blyth, Chairman, Finance Committee, Greater Vancouver Convention and Visitors' Bureau, reported that the number of visitors to the Bureau has increased seven times in the last ten years with no increase in their \$100,000 grant from the City. In Toronto they have had an increase of 500% and Montreal 1,000% increase in the same period. They stated that if the grant had been increased only 5% per year, it would be close to \$170,000 and they requested that the City increase the grant to \$170,000 for 1975.

It was noted that the Provincial Government received revenues of about \$5 million from the hotel tax and it is probable that about \$3 million of it came from Vancouver. It was suggested that the City should request a share of the hotel tax from the Provincial Government to be funnelled to the Tourist Bureau.

The Committee noted that it appears the Bureau will have added responsibilities to carry out in connection with Habitat in 1976 and the Federal Government should be requested to make a special grant for dissemination of information during the Habitat Conference.

Following further discussion, it was

RECOMMENDED

(a) THAT City Council consider allocating an additional grant of \$50,000 to the Greater Vancouver Convention and Visitors' Bureau for 1975 at the time of the mid-year financial review;

(b) THAT City Council request a special grant of \$30,000 from the Federal Government to cover additional costs to the Tourist Bureau in servicing the basic needs of visitors to Vancouver during the Habitat Conference in 1976, the funds to be transferred by the City to the Tourist Bureau;

(c) THAT the City request the Provincial Government for a share of the hotel room tax to be used entirely for Tourist Bureau promotion and further that the City seek a meeting with officials of the Provincial Government for further discussion of this matter together with officials of the Tourist Bureau.

3. Health Department Furniture Requirements for Dental Division.

The Committee had for consideration a Manager's Report dated July 17, 1975 (copy circulated) setting out detailed information with regard to equipment for the Dental Division of the Health Department, summarized as follows:

|     |                                     |                |
|-----|-------------------------------------|----------------|
| (a) | Replacement furniture and equipment | \$20,925       |
| (b) | New equipment:                      |                |
|     | (i) Orthopantomograph               | 9,000          |
|     | (ii) X-ray developer                | 2,000          |
|     | (iii) Cavitron                      | <u>1,000</u>   |
|     | TOTAL                               | \$32,925 + 10% |

It was noted that the established practice has been to allow a 10% contingency for price changes and minor furniture items when providing funds for furnishing new premises.

Dr. McLean of the Health Department stated that the Personnel Department is experiencing difficulty in filling vacancies in the Dental Division as applicants prefer the opportunity to use up-to-date equipment. The three pieces of new equipment would help attract appropriate staff. It is also necessary to up-grade and improve facilities to provide a high standard of service to the public.

During discussion the Committee noted that it has been a difficult year financially and the need for the Orthopantomograph has not been established. The few patients who are suspected to need this service could be referred elsewhere for this procedure.

The previous report of the Finance Committee dated July 10, 1975 advised as follows:

"The Director of Finance advised that funds are available as follows:

|   |                   |
|---|-------------------|
| 1975 Supplementary Capital Budget Provision | \$ 83,875         |
| 1975 Furniture Replacement Program          | <u>24,200</u>     |
| TOTAL                                       | <u>\$108,075"</u> |

Of this amount, \$62,645 was approved by Council on July 22, 1975 for purchase of replacement and additional furniture and equipment.

Following further discussion, it was

RECOMMENDED

(a) THAT City Council approve an amount of \$24,118 for equipment as follows:

|      |                                   |              |
|------|-----------------------------------|--------------|
| (i)  | Purchase of Replacement Equipment | \$20,925     |
| (ii) | Purchase of Cavitron              | <u>1,000</u> |
|      |                                   | \$21,925     |
|      | Plus 10%                          | <u>2,193</u> |
|      |                                   | \$24,118     |

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Standing Committee of Council on  
Finance and Administration  
July 31, 1975

Page 4

Clause No. 3 Continued.

- (b) THAT the Director of Finance be instructed to carry out a study of the fee structure related to the operation of the Dental Clinics, for report back to the Committee;
- (c) THAT funds be provided in accordance with the Director of Finance's statement quoted in this report.

The Meeting adjourned at approximately 3.00 p.m.

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REPORT TO COUNCIL

VI

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

July 31, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, July 31, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Sweeney  
Alderman Volrich

ABSENT: Alderman Marzari

COMMITTEE CLERK:  
CLERK: H. Dickson

INFORMATION

1. Downtown Eastside Resident's Association - Complaints re Distribution of Letters to Oppenheimer Lodge Tenants

The Committee had before it for consideration a letter dated July 23, 1975 from Mr. William McPhatter of D.E.R.A. which the Office of the City Clerk had previously referred to the Supervisor of Property and Insurance for report to the Community Services Committee.

The Chairman, however, had placed the D.E.R.A. letter on today's agenda, prior to receipt of the requested report.

The letter alleged the Manager of Oppenheimer Lodge would not co-operate with D.E.R.A. representatives in the distribution of over 150 sealed letters to tenants of Oppenheimer Lodge. These letters were not mailed but were being delivered by D.E.R.A.

The Acting Supervisor of Property and Insurance, the Manager of Oppenheimer Lodge and Mr. Rogers, President of the Oppenheimer Lodge Resident's Association, appeared before the Committee.

The Acting Supervisor of Property and Insurance advised it is general policy, for security reasons, not to allow unknown persons to enter at will into City buildings and that residents of Oppenheimer Lodge do not want letters slid under their doors. Mr. Rogers agreed with this.

The Manager of the Lodge further advised that 173 letters were received while there are only 140 residents and most were addressed to "Occupant" only, that approximately only 50 were addressed by name to tenants in the building.

In conclusion the Manager advised the Committee that in future such unmailed letters if addressed to the name of the tenant, will be delivered by him, and following discussion it was

RESOLVED

THAT the letter dated July 23, 1975 from D.E.R.A and the verbal report of the Acting Supervisor of Property and Insurance, the Manager of the Oppenheimer Lodge and the President of the Oppenheimer Lodge Resident's Association, be received.

Cont'd . . .

Standing Committee of Council . . . . . 2  
 on Community Services  
 July 31, 1975

2. Police Reports on Operations of Beer Parlours

(a) Nelson Place - 1006 Granville Street

The Committee had before it for consideration a Police report dated July 11, 1975 (circulated) on incidents involving intoxicated persons at the above noted premises on July 11, 1975.

Lawyer Bob Wicks, on behalf of the owner of the Nelson Place, and beer parlour manager George Apopodopolous, appeared before the Committee in response to the police report and, like other beer parlour operators who have appeared before the Committee, were told in no uncertain terms that the management of beer parlours is the responsibility of the owner and his employees and not that of the Police Department. The pair was told that patrons are not to be served until they are in a state of intoxication and then evicted in an intoxicated state into the street.

The Committee pointed out that the Police report contained a total of four violations of the Liquor Act which all occurred during one Police visit. A representative of the Police Department suggested there is periodic sloppiness in the management of this establishment.

During discussion it was revealed by the beer parlour manager that other beer parlours in the area close one-half hour earlier by special Liquor Administration Branch permission and patrons from these early closing establishments then move into the Nelson Place.

Following discussion it was

RESOLVED

THAT the Police Department report on the management and operation of the Nelson Place beer parlour in two months, such report to include the previous history of this beer parlour's operation.

(b) Grandview Hotel - 618 West Cordova Street

The Committee had before it for consideration a Police report dated July 12, 1975 (circulated) outlining incidents which occurred on this particular evening at this establishment.

A representative of the Police Department advised the Committee that since the report was written the management of the Grandview has been good, that the Department feels there has been a general improvement in its operation.

Representatives of the owners of the Grandview appeared before the Committee and stated they had encountered no previous problems in their operation. In response to the Police Department's allegation (contained in the report) that an 18 year old was found on the premises, one of the owners, who himself had been a policeman for 12 years, produced an identification card of this particular youth which stated he was 19 years old at the time.

Bruce Eriksen of D.E.R.A. told the Committee that the Grandview is one of the best run pubs in town.

Following discussion it was

RESOLVED

THAT the Police Department report dated July 12, 1975 on the Grandview Hotel, 618 West Cordova Street, be received.

Cont'd . . .



Standing Committee of Council . . . . . 3  
on Community Services  
July 31, 1975

3. First United Church re Housing  
Relocation Subsidy Fund

The Committee had before it for consideration a letter dated July 22, 1975 from Ms. Vicki Obedkoff of First United Church (circulated) inquiring as to the status of a housing relocation subsidy which was to have been set up to assist persons displaced from their homes by City By-law enforcement.

City Council at its meeting of April 8, 1975 passed the following motion:

"THAT Council approve a City expenditure of 25% of the required rental subsidy for a six-month period per individual, to match the Provincial Government's share of 75% for people in the Downtown Eastside area dislocated due to By-law enforcement.

(Total subsidy not to exceed \$90,000.)"

Following discussion it was

RESOLVED

THAT the Chairman would endeavour to contact the Minister of Human Resources as soon as possible to clarify the status of this housing relocation subsidy, in particular, whether the Human Resources Department intends to provide its 75% share of the maximum fund of \$90,000.

4. 3371 Findlay Street

The Committee had before it for consideration a memo dated July 21, 1975 from the Medical Health Officer to the Committee Chairman (circulated) advising of a number of inspections and charges laid against owners of this dilapidated building. Also before the Committee was a copy of a letter dated July 9, 1975 (circulated) from the Chairman of the Cedar Cottage NIP Committee to Judge Selbie, expressing dissatisfaction with the Court's levy of a \$100 fine for two of nine charges to which the owner pleaded guilty to six.

The Chairman advised he is familiar with the building and noted hundreds of hours of staff time costing perhaps \$10,000, had been spent on inspections which resulted only in a \$100 fine.

Elaine Louie and Jerry Jang appeared before the Committee and stated they had taken over the management of the building on February 1, 1975 and since have called in pest control experts to rid the building of pests.

Health Inspector Carl Hutton told the Committee there has been progress toward improving the building since the above noted couple took over the management.

Mr. Jang stated 40% of the suites have been repainted since February 1, 1975 and old sheds at the rear of the building have been removed.

The Chairman stated the building is a disgrace to the neighbourhood and, following discussion it was

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 on Community Services  
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Clause #4 continued:

RESOLVED

THAT the Medical Health Officer report further on 3371 Findlay Street in two months, with a detailed report on what improvements have been made and what improvements remain to be made to bring the building up to an acceptable standard.

5. Vandalism and Rowdyism in the Champlain Heights Area - Information Report

The Committee had before it for consideration a Manager's report dated July 25, 1975 (circulated) with attachments on this matter.

The Director of Social Planning directed the Committee's attention to the second last paragraph of the report which indicated the complaints have been resolved to the satisfaction of those concerned, that the single juvenile person responsible for the alleged molestings has been identified and he and his family have since left the Champlain Villa.

Following discussion it was

RESOLVED

THAT the Manager's report dated July 25, 1975 on Vandalism and Rowdyism in the Champlain Heights Area be received.

6. Strathcona Off-Street Drop-In Program

The Community Services Committee at its meeting of June 19, 1975, after considering an application from the Strathcona Off-Street Centre for funding, resolved:

"THAT the application be referred to the Director of Social Planning for report back to the Community Services Committee as soon as possible."

The Committee had before it for consideration a Manager's report dated July 22, 1975 in which the Director of Social Planning recommended no funding for this organization which had requested \$5,900 as an interim grant or \$63,000 for a full year of operation.

A representative of the Social Planning Department advised the Committee this particular organization has now withdrawn its application for funding and will reapply at a later date.

Following discussion it was

RESOLVED

THAT the verbal report of the representative of the Social Planning Department be received.

7. Police Department Facility on Granville Mall

City Council at its meeting of July 22, 1975 approved the following recommendation of the Planning and Development Committee from its report dated July 10, 1975:

Standing Committee of Council . . . . . 5  
on Community Services  
July 31, 1975

Clause #7 continued:

"THAT the matter of a Police Department facility for the south end of the Granville Mall be referred to the Standing Committee on Community Services to incorporate a joint approach with Police and Youth Resources Centres into their study of the inventory of services for youths."

Police Staff Sergeant Harvey Brown, other Police representatives and a representative of the Social Planning Department appeared before the Committee on this matter and reminded the Committee there are large numbers of transient youth in the Mall area who frequently need counselling or Police advice. Currently this requires a Police Constable to take the youth(s) several blocks to the City Centre Youth Resources Office at 52 Water Street for such services; thus temporarily reducing Police manpower on the heavily populated Granville Mall area.

The Police suggested they require a small "storefront" office to discuss and analyze young person's problems, such office possibly to have back-up staff from such agencies as City Centre Youth Resources.

It would not be a Police Sub-Station, the Police stated, but only an office which would mean Police assigned to the Mall would not be required to leave the area. It could also serve as a reception area and information centre and possibly include native Indian workers, it was suggested.

The City Centre Youth Resources Centre at 52 Water Street had been quite successful in dealing with youth problems and a similar operation on or near Granville Mall would be a useful facility, the Police stated.

A representative of the Social Planning Department stated the Council motion of July 22, 1975 linking such a facility to the inventory of Youth Services has nothing in common but agreed the facility as proposed by the Police Department would serve a useful function.

During discussion the Committee inquired whether there would be enough manpower, in addition to the Police, to man such a centre and, following discussion it was

RESOLVED

- (a) THAT the Director of Social Planning, in co-operation with the Police Department and the Planning Department, locate a suitable site for a Police Department "storefront" facility on or near the Granville Mall;
- (b) THAT the Director of Social Planning prepare a simple inventory of the various workers catering to young people at present in the Granville Mall area;
- (c) THAT the Director of Social Planning prepare a report on the appropriate staff and hours of such a facility; and report back to the Community Services Committee as soon as possible.

The meeting adjourned at approximately 5:05 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 725

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

JULY 31, 1975

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 31, 1975 at approximately 3.35 p.m.

PRESENT:                   Ald. Bowers, Chairman  
                          Ald. Bird, Cowie, Harcourt,  
   Kennedy

COMMITTEE CLERK:       M. Cross

RECOMMENDATION

1. B.C. Hydro Carrall Street Yards Area 3 - False Creek.

The Committee considered a report of the City Manager dated July 24, 1975 wherein the Director of Planning advises that meetings have been held with B.C. Hydro Rail Authorities and their architects to consider and discuss the future of the Carrall Street Yards Area in False Creek.

The Chairman advised that he had been contacted by Mr. J. Wai representing the Chinese Cultural Centre who requested that no decision be made until they have had an opportunity to comment on the proposal. He also received a letter dated July 24, 1975 from Mr. J. W. Wilson, Executive Director of B.C. Hydro stating in part:

"As there is a great deal of urgency to this project it is our intention to proceed under our powers as a public utility. Nevertheless we seek your cooperation and would be grateful if you would arrange for the interested parties in your group to discuss our proposal with the team from Rhone & Iredale."

The Committee also considered a report from Rhone & Iredale entitled "A Study for Rail Pool Car Distribution Facility" which states in part:

"Planning the site is made complex by the number of parties who have an interest in the site, and by the key position of the site which makes it critical to plans for the future redevelopment of the east end of False Creek. Some of the factors affecting the planning of the site are:

- the site provides the potential for providing a link with the False Creek waterfront to Chinatown, Gastown and the proposed education - cultural precinct.
- The City Planning Department is scheduled to undertake a study of the area later this year. This study will focus concepts for continuing the redevelopment of False Creek east of the Connaught Bridge and lead to CD rezoning.
- The City Traffic Department is proposing a new arterial road across the site.
- an LRT right-of-way is required by the Bureau of Transit Services.
- the Department of Lands and Forests has proposed the site be used in an Urban Demonstration Project for the provision of a water-oriented park and housing.

Some of these considerations are in apparent conflict with B.C. Hydro's intentions for continued use of Carrall Yards. Initial contacts with those interested parties having a significant interest in the site have confirmed that the three part process through the City of Vancouver for obtaining a development permit and subsequent building permit, that is normally followed under an established zoning, is not in this case appropriate, nor will it meet the time constraints."

Clause No. 1 Continued.

Mr. R. Iredale advised that B.C. Hydro is willing to co-ordinate the needs of other groups involved in this area i.e. Planning Department, Vancouver City Planning Commission, Engineering Department, Provincial Bureau of Transit Services, and Provincial Department of Lands and Forests. He requested that the Committee instruct City Departments to participate in this study. He stated the concern of B.C. Hydro is that the rail facility be compatible with all others in the area.

Mr. D. M. Hickley, Assistant Director, Central Area, advised that in 1973, Council adopted a policy that major rail facilities should be removed as soon as possible and there be no additional railway construction. The plan for Area 3 in False Creek will not be completed until November --B.C. Hydro would like to have their study completed by the end of September with the input from all interested groups.

Part 2 of the False Creek Railway Study for removal of railway tracks in False Creek prepared by Acres Consultant Services in December 1972 was not proceeded with. Members of the Committee felt that the City should take the initiative to get the study started.

After discussion the Committee

RECOMMENDED

- A. THAT the City convene a meeting of the rail companies to initiate a joint study of the rationalization of rail lines in the City; with application being made to the Federal Government for funding under the Railway Relocation Act.
  - B. THAT a representative of the Planning and Engineering Departments sit on the Co-ordinating Committee set up by B.C. Hydro to consider the interim solutions.
2. Kitsilano Apartment Neighbourhood Zoning and Development Development Control Process.

The Committee considered a report of the City Manager dated July 24, 1975 in which the Director of Planning describes the appropriate development plan and zoning By-laws to be submitted to Public Hearing. Based on the plan, policies and criteria for the Kitsilano Apartment Neighbourhood adopted by Council on May 6, 1975 the proposed District Schedule; for RM-3B, RM-3A, M-1A and C-2B (copy circulated) contained in the report, were considered.

The Director of Planning recommended that the Development Permit Board, consisting of the Director of Planning, Director of Social Planning, and City Engineer, approve major permit applications and the Director of Planning approve the minor applications. Mr. M. Egan, Director of Social Planning did not object to the inclusion of Kitsilano in the Development Permit Board's terms of reference but disagreed with the permits also going through the Area Planning Committee as well as the Development Permit Advisory Panel. Mr. R. C. Boyes, Deputy City Engineer, did not feel that Development Permit Applications in Kitsilano should be the responsibility of the Development Permit Board.

Clause No. 2 Continued.

After discussion, the Committee

RECOMMENDED

- A. THAT the Director of Planning be instructed to apply to rezone the Apartment Neighbourhood of Kitsilano to the proposed district schedules as indicated in Appendix V of the report of the City Manager dated July 24, 1975.
- B. THAT the Development Control Process i.e. issuance of Development Permit Applications, in this area remain under the jurisdiction of the Director of Planning with input from the Urban Design Panel and the local community.

(Appendix V - copy circulated.)

3. Community Services Centre for Areas E & F, Champlain Heights.

The Committee considered a report of the City Manager dated July 28, 1975 in which the Director of Planning states in part:

" In a June 25 meeting with civic officials of the Parks Board, School Board, Finance, Social Planning, Planning and Health Departments, the following program for preparation of a site plan of the community services for Areas E & F of Champlain Heights was agreed to.

Terms of Reference

A consultant should be hired to prepare the plans for the community facilities. The consultant should seek input from civic staff and from the residents of the area. To insure public involvement, the consultant will be required to make presentations to the Citizens' Advisory Committee (six meetings) and to the general public (two meetings).

In the interaction between the consultant and the public, it should be made clear that not all of the facilities planned will be available immediately. There are financial constraints which mean that large capital expenditures are not possible for the next five years. Therefore, the staging of the development will be an important aspect of the plan.

In addition to the points covered above, the consultant should be responsible for the following tasks:

- a) With the assistance of the Staff Steering Committee and the Citizens Advisory Committee, prepare a survey to determine community priorities re community facilities.
- b) Prepare spatial requirements for buildings.
- c) Prepare a site and function plan for building location, landscaping, etc.
- d) Prepare guidelines for the coordination of building design.
- e) Prepare scheduling and preliminary cost estimates.

Roles of Other Participants

- 1) Staff Steering Committee: A steering committee involving representatives of -
- a) Parks Board
  - b) School Board
  - c) Finance Department
  - d) Social Planning Department
  - e) Planning Department
  - f) Health Department

should be struck to guide the consultant in the preparation of plans and the carrying out of his duties.

Standing Committee of Council  
on Planning & Development  
July 31, 1975

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Clause No. 3 Continued.

ii) Planning Advisory Committee:

It is proposed that the Citizens' Advisory Committee, which assisted in the preparation of plans for Areas E & F, would assist in providing an input from the community.

iii) Public:

With assistance from the Citizens' Advisory Committee, meetings in the Community should be held on two occasions, i.e.,

i) September 30, to outline program and process and preliminary ideas.

ii) October 31, outline preliminary site plans.

Cost Sharing

It is estimated that the consultant's fee for this program would be approximately \$25,000. This cost is to be equally shared by the City and the School Board.

Source of Funds

The funds for hiring the consultant are part of the front-end expenditures of the development of Areas E & F of Champlain Heights. The front-end expenditures will be recoverable from the proceeds of the disposition of the land.

Timing

Preliminary plans should be required within two months of the contract being let and final plans within three months. This process should be finished by December 1975."

The Committee RECOMMENDED

- A. THAT the program for preparation of a site plan of the Community Services Centre in Areas E & F, Champlain Heights, as outlined in the report of the City Manager dated July 28, 1975 be approved;
- B. THAT a Consultant be hired at an estimated cost of \$25,000, the City's share of which will be part of the front end expenditures for the development of Areas E & F of Champlain Heights, subject to the School Board agreeing to pay 50% of the cost.

4. Planning Department - Semi-Annual Report on Work Program Objectives.

The Committee considered a report of the City Manager dated July 17, 1975 submitting a report of the Director of Planning of the same date (on file in City Clerk's office) setting out work program objectives of the Planning Department for the period July to December 1975. The report contains an outline of the work of each division of the Planning Department containing a short statement of objectives as at the beginning of the year, progress made towards these objectives in the first six months, and the proposed work program for the period July to December. Also considered was the Planning Department's proposed input to the Standing Committee's program for the next six month period.

Cont'd../5

Clause No. 4 Continued.

After discussion the Committee RECOMMENDED

- A. THAT the Work Program Objectives of the Planning Department for the period July to December 1975 as set out in the report of the Director of Planning dated July 17, 1975 be approved on the understanding that the objectives will be carried out by existing and approved staff.
- B. THAT the program of work set out in the Appendix to the above report be approved as the Planning Department's input to the Standing Committee on Planning and Development's program for the period July to December 1975; subject to the City Manager ascertaining from other departments whether program conflicts with any of their work schedules.

5. Grandview-Woodland Area Planning - Preliminary Information Budget.

The Committee considered a report of the City Manager in which the Director of Planning reports:

"City Council on June 17, 1975 approved recommendations of the Standing Committee of Council on Planning and Development which stated in part "that a local area planning programme for Grandview-Woodland be established." The Grandview-Woodland planner has been meeting with individual residents, businessmen and citizens' organizations in the community to publicize the planning program and to stimulate interest in the formation of a representative citizens' planning committee. In order to successfully publicize the program, it has become necessary to request a preliminary allocation of funds for information purposes. The funds will be used to notify property-owners and residents of the area, which has a population of around 9000 households, of the establishment of the planning program and to publicize a public meeting which will be held prior to the selection of a citizens planning committee.

The following information budget is proposed:

BUDGET FOR PRELIMINARY INFORMATION PROGRAM

|  |                  |
|--|------------------|
| 1. Notification of residents and property owners | \$750.00         |
| 2. newspaper advertising and posters             | 400.00           |
| 3. rental of meeting places                      | 100.00           |
| 4. preparation of information handbook           | 350.00           |
| 5. printing of information handbook              | \$3000.00        |
|  | <u>\$4600.00</u> |

It should be noted that a further report will be forthcoming, detailing the terms of reference for a Grandview-Woodland planning committee and an overall budget for the planning program which will provide for a continuing information function.



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Clause No. 5 Continued.

The Administrative Officer (Planning) advises that funds are available in the Departmental Budget for transfer from Salaries (7305/1).

The Director of Planning recommends:

That funds in the amount of \$4600.00 be made available by transfer from Account 7305/1 for the preliminary information budget of the Grandview-Woodland planning program."

The Committee RECOMMENDED

THAT the recommendations of the Director of Planning contained in the report of the City Manager dated July 24, 1975 be approved.

(Alderman Kennedy wished to be recorded as opposed.)

6. Landscape Designs.

During the discussion of Clause No. 2 this day, the matter of ensuring satisfactory designs for landscaping in developments was considered. The Administrative Assistant to the City Manager advised that a report on Performance Bonds has already been requested by a member of Council and this would cover landscaping requirements.

The Committee

RECOMMENDED

THAT in light of the importance of landscaping designs, the City carry out inspections after developments are completed to ensure that the provisions of the approved landscaping drawings are complied with.

(Alderman Kennedy wished to be recorded as opposed.)

FOR COUNCIL ACTION SEE PAGE(S) 128-9

The meeting adjourned at 5:30 p.m.

# DISTRIBUTED MONDAY

REPORT TO COUNCIL

## STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

811  
IX

August 7, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, August 7, 1975, at 10:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)  
Alderman Bowers  
Alderman Kennedy  
Alderman Sweeney

ALSO  
PRESENT: Alderman Boyce

ABSENT: Alderman Marzari

CLERK: G. Barden

### CONSIDERATION & RECOMMENDATION

#### 1. Vancouver Museums & Planetarium Association - Grant

City Council on July 29, 1975, when dealing with a Manager's report dated July 25, 1975, passed the following motion:

"THAT this clause be referred to the Finance and Administration Committee for review and consideration with representatives of the Vancouver Museums and Planetarium Association."

Dr. B. Wilson, President, Mr. W.R. Underhill, Past President and Dr. G. Shrum, Executive Director, Vancouver Museums and Planetarium Association spoke to their request for an increase in the basic grant of \$500,000 to \$807,122 for 1975, calculated as follows:

|  |                  |
|--|------------------|
| (i) Museums and Planetarium Complex                      |                  |
| Basic Grant  | \$500,000        |
| Less: Salary and fringe benefits<br>of Museum Manager    | 19,866           |
|  | <u>480,134</u>   |
| Add: Salary and fringe benefit<br>increases 1972 to 1974 | 151,164          |
| 1975 salary and fringe benefit<br>increases              | 123,035          |
|  | <u>\$754,333</u> |
| (ii) Archives Building -                                 |                  |
| Janitor and security services                            | 6,752            |
|  | <u>\$761,085</u> |
| (iii) Annual Promotions Within Grade                     | 46,037           |
|  | <u>46,037</u>    |
| Total 1975 Grant Requested                               | <u>\$807,122</u> |

The Association advised they are only asking the City to cover costs respecting salary increases that have been negotiated, and the substantial increases in operating and maintenance costs in other areas will be their responsibility.

They also advised that the Executive Director, Dr. Shrum, is preparing a report on the operation of the Vancouver Museums and Planetarium Complex for the Association.

cont'd....

Clause No. 1 continued

Discussion centred on the report of October, 1971, prepared by A.R. Bethell, Administrative Analyst, which resulted in Council establishing a basic annual grant of \$500,000 to the Association. There was some conflict of interpretation of the terms of the agreement. It was questioned whether the City's commitment is to pay the \$500,000 grant plus all these salary increases each year. It was suggested that copies of the agreement be circulated and that the terms of the agreement and operating arrangements be reviewed when the Association has had the benefit of the report being prepared by the Executive Director.

Following further discussion, a motion was put forward by Alderman Sweeney that the City Council approve a grant of \$761,085 plus \$46,037 for a total of \$807,122 to the Association for 1975. The motion was defeated with Aldermen Bowers, Kennedy and Volrich against.

Tie votes resulted on the following two motions and they are therefore submitted for Council's CONSIDERATION:

- (a) THAT City Council approve a grant in the rounded figure of \$800,000 to the Association for 1975;
- (b) THAT City Council approve a grant of \$761,085 to the Association for 1975.

After further discussion, the Committee

RECOMMENDED

THAT the City Manager review the terms of the agreement and operating arrangements with the Association when the Association has received the report being prepared by Dr. Shrum.

RECOMMENDATION

2. Archives Security and Extension  
of Hours: Part-time Attendants

City Council on October 22, 1974, authorized employment of two part-time attendants to provide security in the Archives and make possible an extended hours services. Council then requested a six month report from the City Manager and instructed that the Minister of Education be requested to grant funds in respect of the educational services rendered at the Archives.

City Council on July 29, 1975, when dealing with a Manager's report (copies circulated) dated July 25, 1975, passed the following motion:

"THAT this clause be deferred for consideration by the Finance and Administration Committee, but that the two part-time attendants be retained pending the report of the Committee being considered by Council."

The City Clerk reported that the extended hours were commenced on a limited basis to gain 'use' experience and give greater security within the Archives. Experience indicates that extended hours should be in force only when the various educational institutions are open as the demand is not expected to continue through the summer months.

cont'd....

Clause No. 2 continued

The Committee questioned the need for visitors to deposit parcels when entering the Archives and it was reported that this is an essential procedure that is common in other Archives throughout the world. This procedure together with the new system of checking out material has greatly decreased losses of irreplaceable documents.

The Manager's report of July 25th, included the following recommendations of the City Clerk, however, the City Clerk when speaking to the report at the Finance Committee meeting, requested that the matter of extended hours be deferred indefinitely as it is still being discussed with staff and union representatives:

- "(a) That the temporary arrangements of the employment of two part-time attendants at the Archives (two 4-hour shifts 10:00 a.m. - 6:00 p.m. Monday to Friday) be approved on a permanent basis to ensure the required security in the Archives Search Room.
- (b) That, in addition, during the months of January to May inclusive and September to December inclusive, the Archives be open in the evenings from 6 - 9 p.m. for 2 evenings per week only and not including Saturdays.
- (c) That these two evening openings be covered by a part-time attendant and a regular staff member.
- (d) That additional funds in the amount of \$5,072 be approved for this purpose from August 1, to the end of the 1975 fiscal year."

Following further discussion it was

## RECOMMENDED

- (a) THAT the temporary arrangements of the employment of two part-time attendants at the Archives (two 4-hour shifts 10:00 a.m. - 6:00 p.m. Monday to Friday) be approved on a permanent basis to ensure the required security in the Archives Search Room;  
  
(Archives open to the public from 10:00 a.m. to 6:00 p.m. Monday to Friday)
- (b) THAT the additional funds necessary to implement the above be approved;
- (c) THAT the following recommendations of the City Clerk be deferred indefinitely:
  - (i) That, in addition, during the months of January to May inclusive and September to December inclusive, the Archives be open in the evenings from 6 - 9 p.m. for 2 evenings per week only and not including Saturdays
  - (ii) That these two evening openings be covered by a part-time attendant and a regular staff member;
- (d) THAT the source of funding be Contingency Reserve.

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The meeting adjourned at approximately 12:10 p.m.

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